

# PARTITION PLAT No. 2025-

FOR THE PURPOSE OF LAND VALIDATION  
IN THE NW 1/4 SEC. 5, T. 8 S., R. 2 W., & SW 1/4 SEC. 32, T. 7 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON



1" = 100'  
DATE  
#7314

GPS NORTH HELD FOR BASIS OF BEARINGS.

BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227

## MONUMENT TABLE:

- A = 5/8" IRON ROD W/YPC SCRIBED "MULTI/TECH ENG.", PER #5.  
B = 1/2" IRON PIPE, DOWN 0.2', PER #3.  
C1 = 5/8" IRON ROD W/YPC SCRIBED "OSHD", DOWN 0.3', PER #4.  
C2 = 5/8" IRON ROD W/YPC SCRIBED "OSHD", LOCATED 0.70' S45°35'15"W FROM CORNER, PER #4.  
D1 = 5/8" IRON ROD W/YPC SCRIBED "MULTI/TECH ENG.", PER #5.  
D2 = 5/8" IRON ROD W/YPC SCRIBED "MULTI/TECH ENG.", LOCATED 0.10' N76°07'36"E FROM CORNER, PER #5.  
D3 = 5/8" IRON ROD W/YPC SCRIBED "MULTI/TECH ENG.", LOCATED 0.21' N44°03'34"E FROM CORNER, PER #5.  
E = 1/2" IRON ROD, LOCATED 0.21' N36°51'33"E FROM CORNER, PER #5.  
F = 1/2" IRON PIPE, PER #1.  
G = 1/2" IRON PIPE, PER #1.  
H = 1/2" IRON PIPE, PER #2.  
J = 5/8" IRON ROD W/YPC SCRIBED "BARKER PLS 636, PER #16.  
K = 1/2" IRON PIPE, DOWN 0.4', LOCATED 0.53' N11°59'19"W FROM CORNER, PER #6.  
M1 = 1/2" IRON PIPE, LOCATED 0.30' S46°40'56"E FROM CORNER, CALLED 0.42' S41°E FROM CORNER IN #3, PER #1.  
M2 = 1/2" IRON PIPE, LOCATED 0.49' N00°34'42"E FROM CORNER, PER #6.  
N = IRON ROD W/RPC SCRIBED "MULTI/TECH ENG.", LOCATED 0.23' N08°04'32"W, FROM CORNER, PER #6.  
P# = 5/8" IRON ROD WITH UNREADABLE PLASTIC CAP, PER #7.  
Q1 = 5/8" IRON ROD W/RPC SCRIBED "MULTI/TECH ENG.", LOCATED 0.23' N08°04'32"W, FROM CORNER, PER #7.  
Q2 = 5/8" IRON ROD W/RPC SCRIBED "MULTI/TECH ENG.", LOCATED 0.36' S05°29'18"E, FROM CORNER, PER #7.  
R = 5/8" IRON ROD, LOCATED 0.36' S05°29'18"E FROM CORNER, PER #7.

## REFERENCE DOCUMENTS:

- #1 MCSR 24936  
#2 MCSR 26300  
#3 MCSR 30038  
#4 MCSR 33593  
#5 PP 2015-18  
#6 MACLEAY ESTATES NO. 3, V. 33, P. 16, BOTP.  
#7 WILLBURG ESTATES, V. 42, P. 66, BOTP.  
#8 R. 4583, P. 227, MCDR. - VESTING DEED  
#9 R. 160, P. 1915, MCDR.  
#10 R. 779, P. 069, MCDR.  
#11 R. 869, P. 240, MCDR.  
#12 R. 891, P. 024, MCDR.  
#13 R. 1684, P. 479, MCDR.  
#14 R. 2551, P. 351, MCDR.  
#15 CITY OF SALEM NOTICE OF DECISION, APPLICATION NO.: 22-104460-ZO, & CLASS 1 DESIGN REVIEW CASE NO.: CPC-ZC-CU-UGA-SPR-ADJ-DR23-01  
#16 CHERRYWOOD ESTATES - PHASE 2, V. 43, P. 46, BOTP.  
#17 R. 3679, P. 497, MCDR.

## LEGEND:

- MCSR = MARION COUNTY SURVEY RECORD  
MCDR = MARION COUNTY DEED RECORDS  
BOTP = BOOK OF TOWN PLATS  
W/YPC = WITH YELLOW PLASTIC CAP  
W/RPC = WITH RED PLASTIC CAP  
W/AC = WITH ALUMINUM CAP  
IP = IRON PIPE  
IR = IRON ROD  
P. = PAGE  
V. = VOLUME  
R. = REEL  
PP = PARTITION PLAT  
NO. = NUMBER  
LT. = LEFT  
( ) = RECORD DATA PER SURVEY NOTED  
[ ] = MEASURED AND RECORD DATA PER SURVEY NOTED  
{ } = CALCULATED DATA PER SURVEY NOTED  
< > = MEASURED AND CALCULATED DATA PER SURVEY NOTED  
● = FOUND MONUMENT AS NOTED - SEE MONUMENT TABLE  
○ = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."  
X = CALCULATED POINT  
▲ = CALCULATED POINT BY TRANSLATED COORDINATES PER MCSR 33593.

## GENERAL NOTES:

- GPS NORTH HELD FOR ROTATION. MEASUREMENTS GATHERED WITH TRIMBLE R10 MODEL 2 GNSS SYSTEM WITH A HORIZONTAL RESOLUTION OF ±0.02' +1 PPM. GPS COORDINATES BASED ON OREGON COORDINATE REFERENCE SYSTEM (OCRS) SALEM ZONE NAD83(2011), OREGON 3601 NORTH.
- ALL MONUMENTS FOUND WITHIN 0.20' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SET FLUSH WITH THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2025

## SHEET INDEX:

- SHEET 1 - OVERALL LAYOUT, LEGEND, MONUMENT TABLE, REFERENCE DOCUMENTS, & GENERAL NOTES.  
SHEET 2 - DETAIL 2A, MEASURED LINE TABLE, RECORD LINE TABLE, NARRATIVE, & SURVEYOR'S CERTIFICATE.  
SHEET 3 - CITY AND COUNTY APPROVALS, DEDICATION, RECORDING INFORMATION, AND PLAT NOTES.

*PARTITION PLAT No. 2025-*\_\_\_\_\_

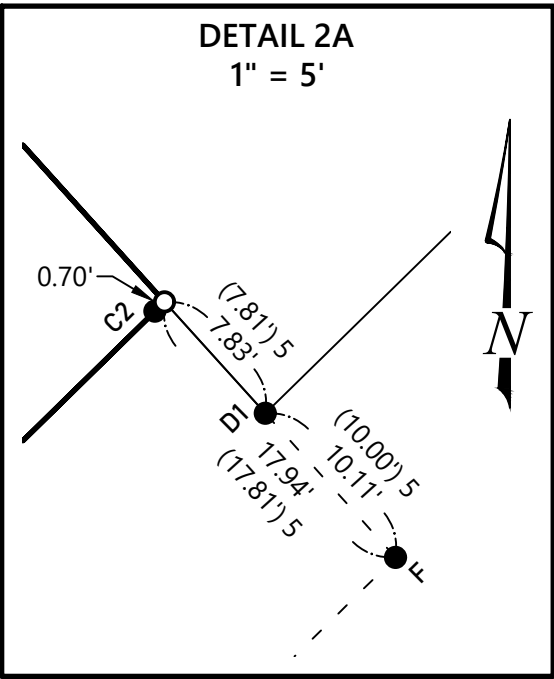
FOR THE PURPOSE OF LAND VALIDATION  
IN THE NW 1/4 SEC. 5, T. 8 S., R. 2 W., & SW 1/4 SEC. 32, T. 7 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227

**SURVEYOR'S CERTIFICATE:**

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON, DESCRIBED IN INSTRUMENT NUMBER 2022-2538, AS PARCEL 3, RECORDED IN MARION COUNTY DEED RECORDS. THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" IRON ROD, LOCATED AT THE MOST WESTERLY CORNER OF PARCEL 1, PARTITION PLAT 2015-18, MARION COUNTY BOOK OF PARTITION PLATS; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PLAT, SOUTH 42°06'10" EAST 870.99 FEET TO A 5/8" IRON ROD AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CORDON ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 45°35'15" WEST 480.39 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY, ALONG THE NORTHEASTERLY LINE OF THE PROPERTY DESCRIBED AS PARCEL 1 IN INSTRUMENT NUMBER 2022-2538, RECORDED IN MARION COUNTY DEED RECORDS, NORTH 42°08'30" WEST 248.34 FEET TO A 5/8" IRON ROD; THENCE ALONG THE NORTHWESTERLY LINE OF SAID DEED, SOUTH 45°34'50" WEST 65.81 FEET, TO A 5/8" IRON ROD; THENCE ALONG THE NORTHEASTERLY LINE OF THE PROPERTY DESCRIBED AS PARCEL 2 IN THE AFOREMENTIONED DEED, NORTH 42°05'32" WEST 665.23 FEET TO A 1/2" IRON PIPE ON THE SOUTHEASTERLY LINE OF MACLEAY ESTATES NO. 3, RECORDED AS VOLUME 33, PAGE 16, IN MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG SAID SOUTHEASTERLY LINE AND ITS EXTENSION, NORTH 50°03'17" EAST 546.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.81 ACRES, MORE OR LESS.



ROBERT D. HAMMAN, 64202LS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2025

**NARRATIVE:**

THE PURPOSE OF THIS PARTITION IS TO VALIDATE A UNIT OF LAND PER CONDITION 3 OF CITY OF SALEM NOTICE OF DECISION, APPLICATION NO.: 22-104460-ZO, AND CLASS 1 DESIGN REVIEW CASE NO.: CPC-ZC-CU-UGA-SPR-ADJ-DR23-01.

GPS NORTH WAS HELD FOR THE BASIS OF BEARINGS.

I HELD MONUMENTS "A", "D1", AND "F" FOR THE SOUTHWESTERLY BOUNDARY OF PARTITION PLAT 2015-18, BOPP.

I HELD MONUMENTS "C1" AND "C2" FOR THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CORDON ROAD. I EXTENDED THIS LINE NORTHEAST TO THE SOUTHWESTERLY BOUNDARY OF PARCEL 3, PARTITION PLAT 2015-18, BOPP, TO LOCATE THE MOST EASTERLY CORNER OF THE SUBJECT PROPERTY. THE NORTHEASTERLY LINE OF THE SUBJECT PROPERTY IS BETWEEN THE MOST EASTERLY CORNER AND MONUMENT "A".

I HELD MONUMENTS "A", "P1", "P2", AND "B" FOR THE NORTH LINE OF THE SUBJECT PROPERTY; THE SOUTHWESTERLY EXTENSION OF WHICH, FIT MONUMENT "J".

I HELD MONUMENTS "H", "C1", AND "G" FOR CORNERS OF THE PROPERTY DESCRIBED AS PARCEL 1 IN INSTRUMENT NUMBER 2022-2538 OF MARION COUNTY DEED RECORDS. I USED COORDINATES FROM MARION COUNTY SURVEY NUMBER 33593 TO CALCULATE THE LOCATION OF THE MOST SOUTHERLY CORNER OF SAID PARCEL 1. USING THESE MONUMENTS AND THE CALCULATED POINT, I PROJECTED LINES AT RECORD DISTANCES, TO LOCATE THE MOST NORTHERLY CORNER OF SAID PARCEL 1.

HOLDING MONUMENT "B", I PROJECTED A LINE SOUTHEASTERLY TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL 1, RECORD DISTANCE FROM MONUMENT "H", THEREBY LOCATING THE REMAINDER OF THE SOUTHWESTERLY LINE OF THE SUBJECT PROPERTY.

MEASURED LINE TABLE					
LINE #	DIRECTION	LENGTH			
L1	S50°03'17"W	54.78'			
L2	N50°03'17"E	19.31'			
L3	N50°03'17"E	46.36'			
L3	N50°03'17"E	46.36'	RECORD LINE TABLE PER #7		
L4	N50°03'17"E	101.93'	LINE #	DIRECTION	LENGTH
L5	N50°03'17"E	80.46'	L5	S50°17'42"W	80.34'
L6	N50°03'17"E	55.40'	L6	S50°17'42"W	55.35'
L7	N50°03'17"E	74.98'	L7	S50°17'42"W	75.00'
L8	N50°03'17"E	99.45'	L8	S50°17'42"W	99.58'
L9	N50°03'17"E	31.76'	L9	S50°17'42"W	31.56'
L10	N50°03'17"E	36.55'			

*PARTITION PLAT No. 2025-*\_\_\_\_\_
FOR THE PURPOSE OF LAND VALIDATION
IN THE NW 1/4 SEC. 5, T. 8 S., R. 2 W., & SW 1/4 SEC. 32, T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

APPROVALS:

CITY OF SALEM PLANNING ADMINISTRATOR DATE
CITY OF SALEM NOTICE OF DECISION, APPLICATION NO.: 22-104460-ZO
CLASS 1 DESIGN REVIEW CASE NO.: CPC-ZC-CU-UGA-SPR-ADJ-DR23-01.

CITY OF SALEM SURVEYOR DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE
BEEN PAID THROUGH: \_\_\_\_\_.

MARION COUNTY TAX COLLECTOR DATE

MARION COUNTY ASSESSOR DATE

CHAIRPERSON OR VICE-CHAIRPERSON DATE
MARION COUNTY BOARD OF COMMISSIONERS

DECLARATION:
KNOW ALL MEN BY THESE PRESENTS THAT KEVIN HARRISON, OWNER, KCH ENTERPRISES, LLC, AN OREGON LIMITED LIABILITY
COMPANY, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON ATTACHED, HAS CAUSED
THE SAME TO BE SURVEYED AND PLATTED INTO A PARCEL FOR THE PURPOSE OF VALIDATION OF A UNIT OF LAND IN
ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. WE HEREBY ACKNOWLEDGE THE
PLAT NOTES SHOWN HEREON.

BY:

KEVIN HARRISON, OWNER, KCH ENTERPRISES, LLC

STATE OF OREGON }
COUNTY OF MARION } ss

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, THAT KEVIN HARRISON, OWNER, KCH ENTERPRISES, LLC, AN OREGON
LIMITED LIABILITY COMPANY DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC FOR OREGON, AND THE
ABOVE-NAMED PERSON WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF OREGON }
COUNTY OF MARION } ss

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR
RECORDING ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 2025, AT \_\_\_\_ O'CLOCK
M, AND RECORDED IN THE BOOK OF PARTITION PLATS. IT IS RECORDED IN THE MARION
COUNTY DEED RECORDS, AS INSTRUMENT NUMBER \_\_\_\_\_.

BILL BURGESS, MARION COUNTY CLERK

BY: \_\_\_\_\_
DEPUTY COUNTY CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2025