

PARTITION PLAT No. 2025-

FOR THE PURPOSE OF LAND VALIDATION
IN THE NW 1/4 SEC. 5, T. 8 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

REFERENCE DOCUMENTS:

- #1 MCSR 24936
- #2 MCSR 26300
- #3 MCSR 30038
- #4 MCSR 33593
- #5 CHERRYWOOD ESTATES - PHASE 2, V. 43, P. 46, BOTP.
- #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 NOTICE OF DECISION, CITY PLANNING FILE NUMBER: 22-104460-ZO & CPC-ZC-CU-UGA-SPR-ADJ-DR23-01.
- #11 DEED R. 1498, P. 337, MCDR.

MONUMENT TABLE:

- A = 5/8" IRON ROD W/YPC SCRIBED "BARKER PLS 636, PER #6.
- B = 1/2" IRON PIPE, DOWN 0.2', PER #3.
- C# = 5/8" IRON ROD W/YPC SCRIBED "OSHD", DOWN 0.3', PER #4.
- D = 5/8" IRON ROD W/YPC SCRIBED "MULTI/TECH ENG.", PER #5.
- E# = 5/8" IR WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG.", SET IN CONJUNCTION WITH A VALIDATION PLAT FOR PARCEL 3, INSTRUMENT NO. 2022-2538, PER #10.
- F1 = 1/2" IRON PIPE, LOCATED 0.30' S46°40'56"E FROM CORNER, CALLED 0.42' S41°E FROM CORNER IN #3, PER #1.
- F2 = 1/2" IRON PIPE, LOCATED 0.49' N00°34'42"E FROM CORNER, PER #6.
- G = 1/2" IRON PIPE, DOWN 0.4', LOCATED 0.53' N11°59'19"W FROM CORNER, PER #6.
- H = 1/2" IRON PIPE, PER #2.
- J = 1/2" IRON PIPE, DOWN 0.4', LOCATED 0.65' N39°56'43"W FROM CORNER, PER #6.

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
SH = SANTIAM HIGHWAY
() = 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.
■ = 5/8" IR WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG.", SET IN CONJUNCTION WITH A VALIDATION PLAT FOR PARCEL 2, INSTRUMENT NO. 2022-2538, PER CITY FILE NUMBER: 22-104460-ZO & CPC-ZC-CU-UGA-SPR-ADJ-DR23-01.

GENERAL NOTES:

- GPS NORTH HELD FOR ROTATION. MEASUREMENTS GATHERED WITH TRIMBLE R10 MODEL 2 GNSS SYSTEM WITH A HORIZONTAL RESOLUTION OF $\pm 0.02'$ +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

PARTITION PLAT No. 2025-_____
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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 SOUTHERLY CORNER OF LOT 169, CHERRYWOOD ESTATES PHASE 2, RECORDED IN VOLUME 43, PAGE 46, MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION, NORTH 50°03'17" EAST 1046.97 FEET TO A 1/2" IRON PIPE; THENCE SOUTH 42°05'32" EAST 665.23 FEET TO A 5/8" IRON ROD ON THE NORTHWESTERLY LINE OF THE PROPERTY DESCRIBED AS PARCEL 1 IN INSTRUMENT NUMBER 2022-2538, MARION COUNTY DEED RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 45°34'50" WEST 179.52 FEET TO A 1/2" IRON PIPE AT THE WEST CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, SOUTH 42°06'55" EAST 136.30 FEET TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN ROADWAY WARRANTY DEED RECORDED AS REEL 1498, PAGE 337, MARION COUNTY DEED RECORDS; THENCE ALONG SAID NORTHERLY LINE, THE FOLLOWING SIX CALLS: NORTH 64°05'58" WEST 118.94 FEET TO A 5/8" IRON ROD; NORTH 83°58'10" WEST 101.99 FEET TO A 5/8" IRON ROD; SOUTH 82°19'15" WEST 116.62 FEET TO A 5/8" IRON ROD; SOUTH 72°05'55" WEST 265.75 FEET TO A 5/8" IRON ROD; SOUTH 85°35'06" WEST 225.89 FEET TO A 5/8" IRON ROD; NORTH 79°50'58" WEST 308.06 FEET TO A 5/8" IRON ROD; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH SANTIAM HIGHWAY, OREGON STATE HIGHWAY 22, NORTH 66°42'18" WEST 115.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.51 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR
ROBERT D. HAMMAN, 64202LS
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", "B", AND "D" FOR LINE. THE PORTION OF THIS LINE BETWEEN MONUMENTS "A" AND "B" IS THE NORTHWEST LINE OF THE SUBJECT PROPERTY.
I HELD MONUMENT "A", AND FOLLOWED RECORD INFORMATION TO SET MONUMENTS ALONG THE NORTHERLY LINE OF A ROADWAY WARRANTY DEED RECORDED AS REEL 1498, PAGE 337, MARION COUNTY DEED RECORDS, THEREBY LOCATING THE SOUTHERLY LINE OF THE SUBJECT PROPERTY.
THE NORTHEAST LINE OF THE SUBJECT PROPERTY WAS HELD BETWEEN MONUMENTS "B", "E1", AND "H". FROM MONUMENT "H", I PROJECTED A LINE SOUTHEASTERLY TO A CALCULATED POSITION AS REFERENCED IN MARION COUNTY SURVEY NUMBER 33593.

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

STATE OF OREGON } SS
COUNTY OF MARION

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

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT KEVIN HARRISON, 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: _____