

# WALN CREEK CROSSING

LOCATED IN THE SW 1/4 SECTION 14, T. 8 S., R. 3. W., W.M.,  
CITY OF SALEM, MARION COUNTY, OREGON  
SEPTEMBER 10, 2024

## SHEET INDEX:

SHEET 1) Boundary, Lot Dimensions, Plat Notes, Legend, Found Monument List,  
Survey References, Curve Table  
SHEET 2) Details A & B - Existing Easements, Curve Table  
SHEET 3) Detail C - Easements per this plat, Detail D - Existing fence details, Curve Table  
SHEET 4) Narrative, Surveyor's Certificate, Approvals, Declaration, Acknowledgements,  
Detail E - Sanitary Sewer Easement, Detail F - Storm Drain Easement

## SURVEY REFERENCES:

- [1] PARTITION PLAT 2021-79  
[2] SUNSTONE SUBDIVISION PHASE 3, VOLUME 40, PAGE 31,  
BOOK OF TOWN PLATS  
[3] MARION COUNTY SURVEY RECORD 17568

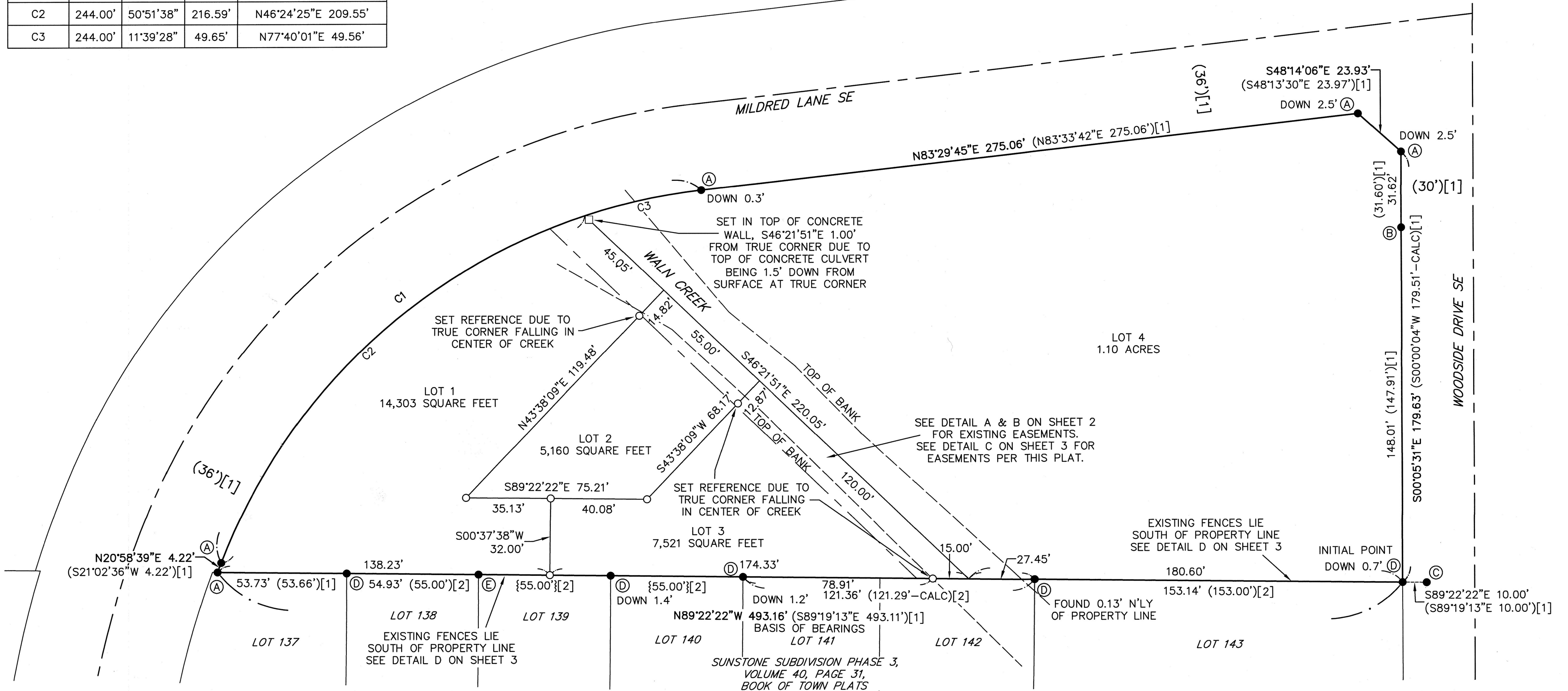
## PLAT NOTES:

1. Property is subject to an Improvement Agreement between the City of Salem and JCT Construction Group, LLC, an Oregon limited liability company, recorded in Reel 4472, Page 115, Marion County Deed Records.  
2. Property is subject to a Private Stormwater Facility Maintenance Covenant and Access Easement Agreement between the City of Salem and JCT Construction Group, LLC, an Oregon limited liability company, recorded in Reel 4614, Page 36, Marion County Deed Records. Location of Easement is blanket in nature.  
3. Property is subject to a 10' wide easement granted to Portland General Electric company in Instrument Number 2023-34751, Marion County Deed Records. Exact location of easement not specified. Service lines not installed at time of this plat.  
4. 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.  
5. Conditions of approval for this subdivision plat have been recorded in Instrument No. 2024-25092, Marion County Deed Records.  
6. Property is subject to an Improvement Agreement between the City of Salem and JCT Holdings, LLC, an Oregon limited liability company, recorded as Instrument No. 2024-28152, Marion County Deed Records.



SCALE:  
1" = 30'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
C1	244.00'	62°31'06"	266.24'	N52°14'12"E 253.23'
(C1)[1]	244.00'	62°31'06"	266.24'	S52°18'09"W 253.23'
C2	244.00'	50°51'38"	216.59'	N46°24'25"E 209.55'
C3	244.00'	11°39'28"	49.65'	N77°40'01"E 49.56'



## LEGEND:

All monuments, found or set, are within 0.20' of ground surface unless noted otherwise.  
○ = Set 5/8" x 30" iron rod with orange plastic cap stamped "HARRIS L.S.96889"  
□ = Set 1" copper disc stamped "HARRIS L.S.95889"  
● = Found monument (see found monument list)  
( ) = Data of record per survey noted  
{ } = Measured value matches record value per survey noted  
CALC = Calculated Survey Value

## FOUND MONUMENT LIST:

- (A) 5/8" iron rod with yellow plastic cap stamped "MULTI/TECH ENG.", set in [1], held.  
(B) 5/8" iron rod with yellow plastic cap stamped "MULTI/TECH ENG.", down 2.1', set in [1], on line.  
(C) 1/2" iron pipe, down 1.1', set in [3], held.  
(D) 5/8" iron rod with yellow plastic cap stamped "BARKER PLS 636", set in [2].  
(E) 5/8" iron rod, no cap, set in [2].



**BARKER**  
SURVEYING

3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 363-2469  
EMAIL: BRAD@BARKERWILSON.COM

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**BRAD**  
OREGON  
JANUARY 10, 2023  
BRAD ROBERT HARRIS  
96889PLS  
EXPIRES: 6/30/2025

LOCATED IN THE SW 1/4 SECTION 14, T. 8 S., R. 3. W., W.M.,  
CITY OF SALEM, MARION COUNTY, OREGON  
SEPTEMBER 10, 2024



DETAIL A  
EXISTING EASEMENTS  
SCALE: 1" = 20'



3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 363-2469  
EMAIL: BRAD@BARKERWILSON.COM

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*BRH*  
OREGON  
JANUARY 10, 2023  
BRAD ROBERT HARRIS  
96889PLS  
EXPIRES: 6/30/2025



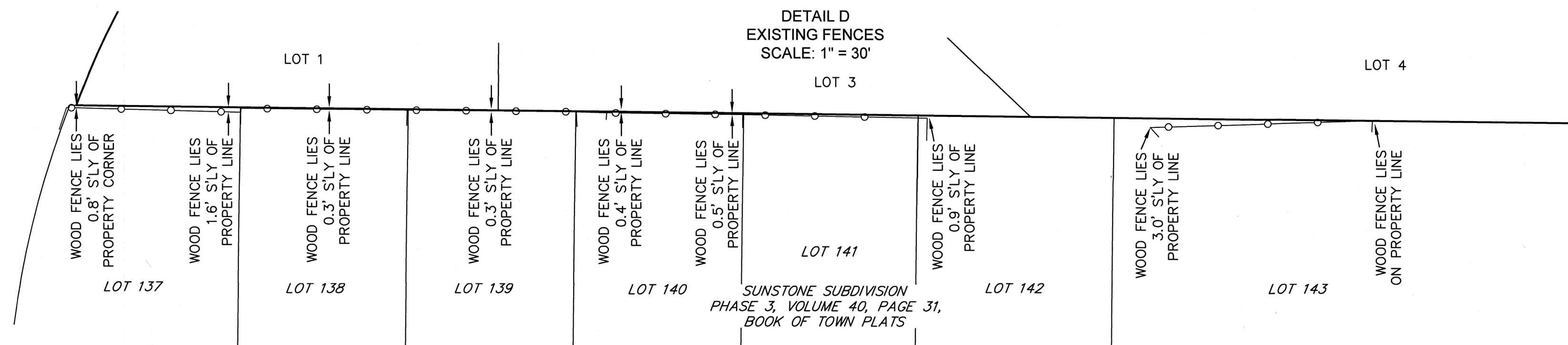
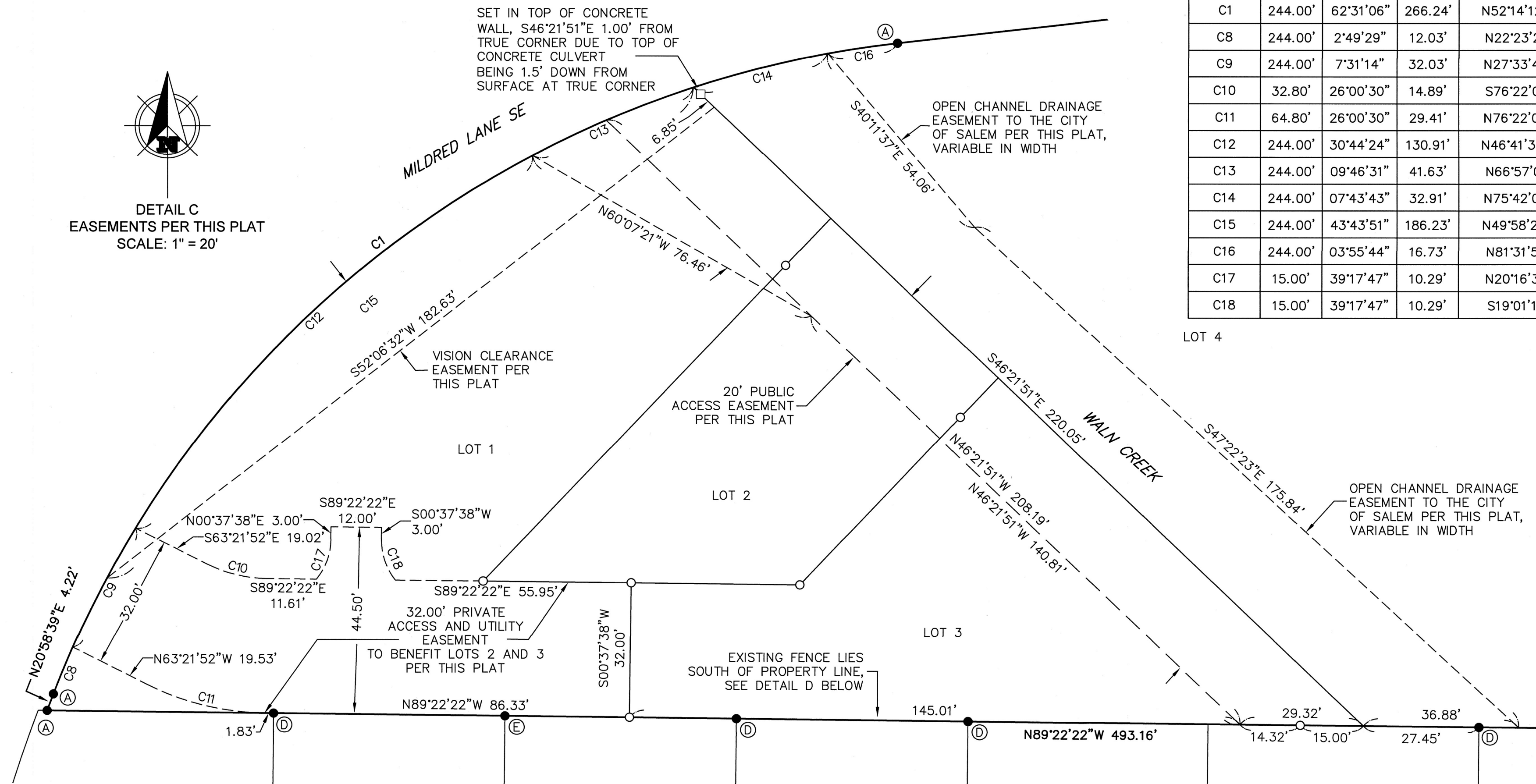
# WALN CREEK CROSSING

LOCATED IN THE SW 1/4 SECTION 14, T. 8 S., R. 3. W., W.M.,  
CITY OF SALEM, MARION COUNTY, OREGON  
SEPTEMBER 10, 2024

SHEET 3 OF 4



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
C1	244.00'	62°31'06"	266.24'	N52°14'12"E 253.23'
C8	244.00'	2°49'29"	12.03'	N22°23'24"E 12.03'
C9	244.00'	7°31'14"	32.03'	N27°33'45"E 32.00'
C10	32.80'	26°00'30"	14.89'	S76°22'07"E 14.76'
C11	64.80'	26°00'30"	29.41'	N76°22'07"W 29.16'
C12	244.00'	30°44'24"	130.91'	N46°41'34"E 129.34'
C13	244.00'	09°46'31"	41.63'	N66°57'01"E 41.58'
C14	244.00'	07°43'43"	32.91'	N75°42'08"E 32.89'
C15	244.00'	43°43'51"	186.23'	N49°58'21"E 181.74'
C16	244.00'	03°55'44"	16.73'	N81°31'52"E 16.73'
C17	15.00'	39°17'47"	10.29'	N20°16'32"E 10.09'
C18	15.00'	39°17'47"	10.29'	S19°01'16"E 10.09'



**BARKER SURVEYING**  
3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 363-2469  
EMAIL: BRAD@BARKERWILSON.COM

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*BRH*  
OREGON  
JANUARY 10, 2023  
BRAD ROBERT HARRIS  
96889PLS  
EXPIRES: 6/30/2025

WALN CREEK CROSSING  
LOCATED IN THE SW 1/4 SECTION 14, T. 8 S., R. 3. W., W.M.,  
CITY OF SALEM, MARION COUNTY, OREGON  
SEPTEMBER 10, 2024

SHEET 4 OF 4

NARRATIVE:

The purpose of this survey is to further subdivide Parcel 3, Partition Plat 2021-79 into 4 Lots as approved in City of Salem Case No. CU-SUB-ADJ-DAP22-05. The Basis of Bearings used is along the south line of said Parcel 3 between Monument A and Monument D as shown. The line is held as North 89°22'22" West per Oregon Coordinate Reference System (OCRS), Salem Zone, with reference to NAD 83(2011) Epoch 2010.

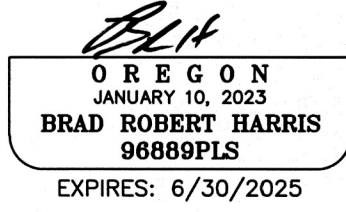
The northerly line of the subject property, along Mildred Lane SE was determined by holding the four monuments shown as A which were set in said Partition Plat, and which fit the record data from said Partition Plat. Monuments set at the southwest corner and found at the southeast corner in said Partition Plat were held for the south line of the subject property. The monuments from SUNSTONE SUBDIVISION PHASE 3 fit the line well, with the exception of one monument noted on the map as being found 0.13 feet Northerly of the line. Monument D and monuments from said Partition Plat were held for the east line of the subject property along Woodside Drive SE as well and fit record closely. Monument B fit this line as well.

SURVEYOR'S CERTIFICATE:

I, Brad R. Harris, a Registered Professional Land Surveyor in Oregon, do hereby depose and say that I did accurately survey and mark with proper monuments the land represented on the attached map, being situated in the southwest quarter of Section 14, Township 8 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, said land being described as follows:

Parcel 3, Partition Plat 2021-79, as platted and recorded in the Book of Partition Plats for Marion County, Oregon, containing 1.72 acres of land, more or less. The Initial Point of this subdivision plat is marked by a 5/8-inch iron rod with yellow plastic cap stamped "BARKER PLS 636" found at the southeast corner of said Parcel 3.

BRH  
Brad R. Harris  
Registered Professional Land Surveyor No. 96889  
License expires June 30, 2025



PLAT NOTE:

An affidavit of consent by Pioneer Trust Bank, N.A., being the Mortgagee for that mortgage recorded in Reel 4599, Page 192, Marion County Deed Records, and the Assignee in that Assignment of Rents recorded in Reel 4599, Page 193, Marion County Deed Records, has been recorded in Instrument Number 2024 - \_\_\_\_\_, Marion County Deed Records.

THE WITHIN PLAT IS HEREBY APPROVED

Eric Inghel  
Planning Administrator, City of Salem  
Case No. CU-SUB-ADJ-DAP22-05  
Date 12/24/2024

Paul M. Lull  
Salem City Surveyor  
Date 12/23/2024

\_\_\_\_\_  
Marion County Assessor  
Date \_\_\_\_\_

Taxes and assessments on the above described property as provided by ORS 92.095 have been paid in full to \_\_\_\_\_.

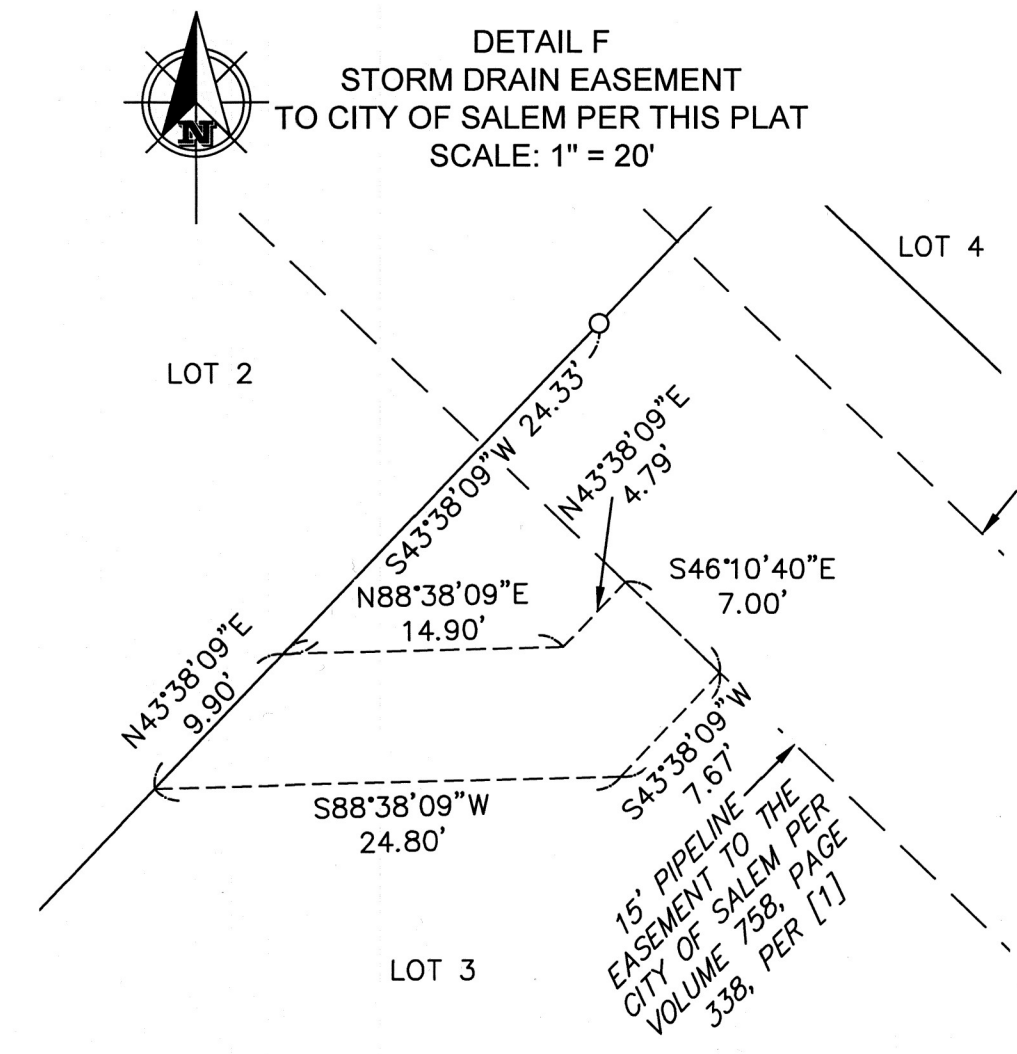
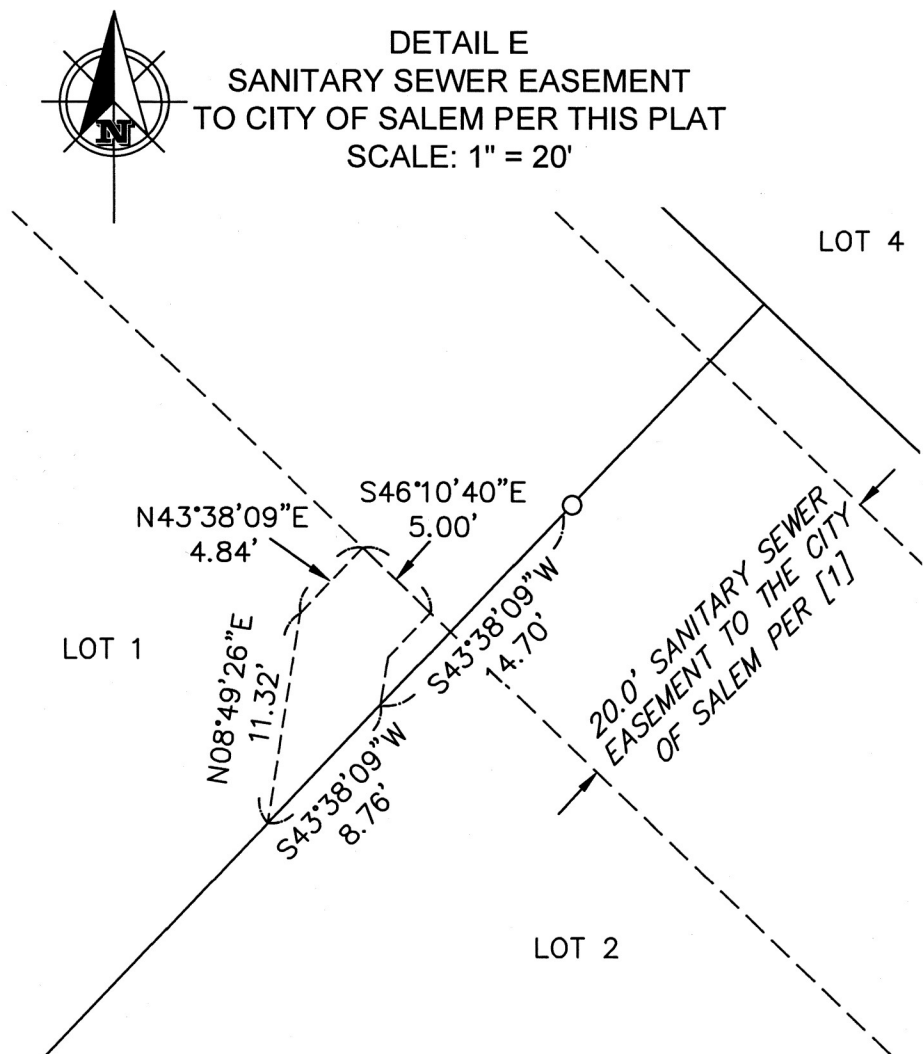
\_\_\_\_\_  
Marion County Tax Collector  
Date \_\_\_\_\_

STATE OF OREGON  
COUNTY OF MARION

I do hereby certify that the attached Subdivision Plat was received for recording on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. and recorded in the Book of Town Plats, Volume \_\_\_\_\_, Page \_\_\_\_\_. It is recorded in Marion County Deed Records in Instrument No. \_\_\_\_\_.

Bill Burgess, Marion County Clerk

By: \_\_\_\_\_  
Deputy County Clerk



DECLARATION:

Know all people by these presents that the JCT Holdings, LLC, an Oregon limited liability company, being the owner of the property described in the Surveyor's Certificate hereon made and desiring to dispose of the same in lots, has caused the same to be subdivided and surveyed as shown on the attached map, in accordance with ORS Chapter 92. We hereby grant the easements as shown. We hereby acknowledge the plat notes as shown on sheet 1 of this survey.

In witness whereof we set our hands and seals this 6 day of Dec, 2024.

JCT Holdings, LLC, an Oregon limited liability company

By: James Tokarski  
James Tokarski, Member

STATE OF GEORGIA  
COUNTY OF Fannin S.S.

This instrument was acknowledged before me this 6 day of December, 2024, by James Tokarski, member of JCT Holdings, LLC, an Oregon limited liability company.

☐ PERSONALLY KNOW  
☒ PRODUCED IDENTIFICATION

TYPE AND # OF ID GA DL # 071562357

Vera Davis  
(SIGNATURE NOTARY)

Vera Davis W-00617346  
(NAME OF NOTARY TYPED, STAMPED, OR PRINTED)

NOTARY PUBLIC, STATE OF GEORGIA

 **BARKER SURVEYING**  
3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 363-2469  
EMAIL: BRAD@BARKERWILSON.COM