

2017-15

SHEET 1 OF 2

PARTITION PLAT No. 2017-15

LOCATED IN THE
NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN,
CITY OF SALEM, MARION COUNTY, OREGON
DATE: MARCH 15, 2017

SURVEY AND DEED REFERENCES

R1 Indicates record information from Marion County Survey 20304.
R2 Indicates record information from Partition Plat No. 98-80 as recorded in Reel 1509, Page 521, Marion County Deed Records.
R3 Indicates record information from Marion County Survey 10664.
R4 Indicates record information from Marion County Survey 38570.
R5 Indicates record information from Marion County Survey 37965.
R6 Indicates record information from Marion County Survey 37702.
R7 Indicates record information from Marion County Survey 8908.

MONUMENT DESCRIPTIONS

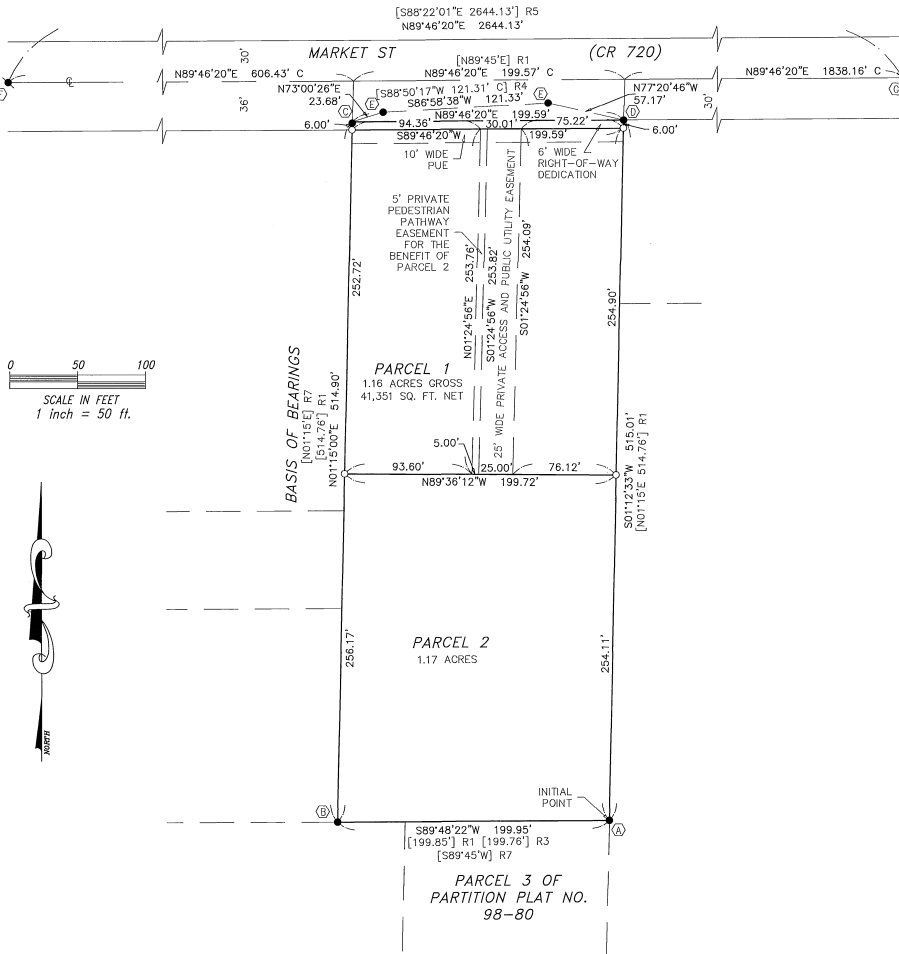
- ① 5/8" IR WITH YPC MARKED "BARKER PLS 636", SET IN R2
- ② 1" IP, DOWN 1.3', SET IN R1
- ③ 1" IR, DOWN 0.4', 1.01' S01°15'00"W OF ORIGINAL R/W, SET ON R3
- ④ 1/2" IP, DOWN 1.4', 0.30' S01°12'33"W FROM ORIGINAL R/W, SET ON R1
- ⑤ 1" BRASS DISK MARKED "OTAK INC.", SET IN R4
- ⑥ CALCULATED POSITION OF MONUMENT #236 AS SHOWN ON R6
- ⑦ CALCULATED POSITION OF MONUMENT #232 AS SHOWN ON R6

LEGEND:

- 1. All monuments found were erect, in good condition and useable and flush with the ground unless otherwise noted.
- 2. CL - Center Line.
- 3. R/W - Right-of-way
- 4. MCDR - Marion County Deed Records
- 5. ● - Calculated monument location per R4
- 6. ○ - Indicates a 5/8" X 30" iron rod with a yellow plastic cap marked "PETERSEN PLS 61408" set March 15, 2017
- 7. PUE - Public Utility Easement
- 8. C - Calculated

DRAWING NO.: 16040	PREPARED FOR AND AT THE REQUEST OF PAUL KERLEY	JOB NO. 16-040
DATE: MARCH 15, 2017	LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS.	SCALE 1"=50'
REGISTERED PROFESSIONAL LAND SURVEYOR	LOCATION: A TRACT OF LAND IN THE NW 1/4 OF SEC. 19, T. 7 S. R. 2 W., W.M. MARION COUNTY, OREGON	CHECKED BY: TEP
TROY E. PETERSEN 61408	EXPIRES: 12/31/18	DRAWN BY: VM
LAND MARKERS SURVEYING 4068 HUDSON AVE NE SALEM, OREGON 97301 PHONE 581-0911		GENERAL LEGEND: IR=IRON ROD IP=IRON PIPE YPC=YELLOW PLASTIC CAP C=CALCULATED ()=DEED RECORD []=SURVEY RECORD ●=MONUMENT FOUND ○ 5/8"x30" IR SET WITH YPC MARKED "PETERSEN PLS 61408"

"This map does not guarantee that any particular use may be made of the property illustrated hereon. Parties should check with the City or County planning department to verify approved uses."



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SURVEYOR'S CERTIFICATE

I, Troy E. Petersen, being a Professional Land Surveyor in the State of Oregon, do hereby certify that I have surveyed and marked with proper monuments the land shown in the partition plat hereon, the exterior boundary thereof being described as follows:

Beginning at the initial point of this partition plat which is a 5/8" iron rod with a yellow plastic cap imprinted "BARKER PLS 636", said point being the Northeast corner of Parcel 3 of Partition Plat Number 98-80 as recorded in Reel 1509, Page 521, Marion County Deed Records; thence South 89°48'22" West 199.95 feet to a 1 inch iron pipe at the Southwest corner of that tract of land described in Reel 1655, Page 88, Marion County Deed Records; thence North 01°15'00" East along the West line of said tract of land, 514.90 feet to the Southerly right-of-way of Market St. (GR 720); thence North 89°46'20" East along said Southerly right-of-way, 199.59 feet to the East line of said tract; thence South 01°12'33" West along said East line, 515.01 feet to the point of beginning and containing 2.36 acres of land, more or less.

LAND MARKERS SURVEYING

Troy E. Petersen
Troy E. Petersen
Oregon Registered Land Surveyor No. 61408

NARRATIVE

The purpose of this survey was to partition that tract of land described in Reel 1655, Page 88, Marion County Deed Records as approved by the City of Salem Notice of Decision for Partition/Variance Case Number PAR-VAR 16-04. The Basis of Bearings is between found monuments "B" and "C" as shown on Marion County Survey 8906, said monuments also were held for the West line. The coordinates for found monuments "E" were held as shown on Marion County Survey 38570 and the project was then rotated around those 2 monuments. The historical centerline of Market St. was calculated by using the calculated positions of found monuments "F" and "G" as shown on Marion County Survey 37702. The centerline was then offset Southerly to establish the Southerly right-of-way of Market St. The project then was rotated to the record bearing on the West line. Found monuments "A", "B" and "D" were then held for the South and East lines. The new parcel lines were then established at my clients design.

EQUIPMENT AND PROCEDURE

A LEICA TCR405 Electronic Total Station Survey System and a Carlson Survey Data Collector with supplemental hand-written field survey notes were used in this survey.

DECLARATION

Know all men by these presents that Kerley Properties, LLC, being the owners of the land described in the Surveyor's Certificate hereon, and desiring to dispose of the same into parcels, have caused the same to be partitioned and surveyed, as shown on the attached map. We hereby grant the private access and public utility easement for the benefit of Parcel 2 as shown hereon. We hereby grant the pedestrian pathway easement for the benefit of Parcel 2 as shown hereon. We hereby dedicate to the public use forever the right-of-way dedication as shown hereon.

Paul Kerley
Paul Kerley, Member/Operating Manager

4/12/17
Date

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF MARION }

On this 12th day of April, 2017, the within named PAUL A. KERLEY, personally appeared before me and who personally acknowledged to me that she executed the same freely and voluntarily for the use and purpose therein named without fear of compulsion from anyone.

Nancy Sue Willett
Notary Signature

Nancy Sue Willett
Notary Public for Oregon

Commission No. 931717

My Commission Expires: Sept. 07, 2018

AFFIDAVIT OF CONSENT

An affidavit of consent for this partition is recorded in Reel 3957 Page 581, Marion County Deed Records from Greystone Servicing Corporation, as described in a Oregon Deed of trust recorded as Reel 3846, Page 129, and Reel 3918, Page 258, Marion County Deed Records.

The maintenance agreement for the two easements granted on this plat is recorded in Reel 3957, Page 553, Marion County Deed Records.

The Notice of Decision from the City of Salem Planning Administrator is recorded in Reel 3906, Page 215, MCDR.

APPROVALS AND ACCEPTANCE OF DEDICATION:

Jim Adams 4/18/17
City of Salem Planning Administrator
Partition Case No. PAR-VAR16-04
Date

TERRY PAPPE 4-17-17
City of Salem Surveyor
Date

Tom Rohlfing 4-20-17
Marion County Assessor
Date

Taxes and assessments on the above-described property have been paid in full to: 6/30/17

Rex Weisner 4/20/17
Marion County Tax Collector
Date

RECORDING CERTIFICATION

STATE OF OREGON }
COUNTY OF MARION }

I do hereby certify that the attached Partition Plat No. 2017-15 was received for recording on the 21st day of April, 2017 at 2:40 o'clock P.M. and recorded in Book of Partition Plats. It is also recorded in the Marion County Deed Records as Reel 3957, Page 558.

Bill Burgess, Marion County Clerk

Linda Stclair
By: Deputy County Clerk

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<u>Troy E. Petersen</u>		DRAWN BY: MM
EXPIRES: 12/31/18		GENERAL LEGEND:
		IR=IRON ROD
		YPC=YELLOW PLASTIC CAP
		C=COMPUTED COURSE
		[]=DEED RECORD
		[]=SURVEY RECORD
		MONUMENT FOUND
		5/8"x30" IR SET
		WITH YPC MARKED
		PETERSEN PLS 61408



LAND MARKERS SURVEYING
4068 HUDSON AVE. NE
SALEM, OREGON 97301 PHONE 581-0911