



PARTITION PLAT NO.

A VALIDATION OF A UNIT OF LAND NOT LAWFULLY ESTABLISHED LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON MONTH --. ----

CITY OF SALEM APPROVALS:

APPROVED THIS DAY OF	<u>,</u> 20
BY: <u>CITY OF SALEM PLANNING ADMINISTRATOR</u>	
CASE NO. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	

APPROVED THIS DAY OF	<u>,</u> 20
BY: CITY OF SALEM SURVEYOR	
3 3. 3 <u>33.(12.13)</u>	

MARION COUNTY APPROVALS:
ALL TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY, AS PROVIDED BY ORS 92.095, HAVE BEEN PAID THROUGH
APPROVED THIS DAY OF, 20
BY: MARION COUNTY TAX COLLECTOR

APPROVED THIS DAY OF, 20
BY: MARION COUNTY ASSESSOR

STATE OF OREGON)) SS
COUNTY OF MARION)
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT NO. WAS RECEIVED FOR RECORDING ON THE DAY OF, 20, AT O'CLOCKM AND RECORDED IN THE BOOK OF PARTITION PLATS. IT IS ALSO RECORDED IN MARION COUNTY DEED RECORDS AS REEL, PAGE
BILL BURGESS, MARION COUNTY CLERK

DEPUTY COUNTY CLERK

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MARION COUNTY SCHOOL DISTRICT 24J, AN OREGON MUNICIPAL CORPORATION, IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92.

JOEL T. SMALLWOOD, DIRECTOR OF MAINTENANCE AND CONSTRUCTION SERVICES MARION COUNTY SCHOOL DISTRICT

ACKNOWLEDGMENT

STATE OF OREGON) SS COUNTY OF MARION)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ___ DAY OF ______, 20___ BY JOEL T. SMALLWOOD, DIRECTOR OF MAINTENANCE AND CONSTRUCTION SERVICES OF MARION COUNTY SCHOOL DISTRICT 24J, AN OREGON MUNICIPAL CORPORATION.

NOTARY SIGNATURE

NOTARY PUBLIC — OREGON (PRINTED NAME)

COMMISSION NO. ______

MY COMMISSION EXPIRES

PLAT NOTES

- 2. PARCEL 1 IS SUBJECT TO AN EASEMENT OVER ITS ENTIRETY FOR SCHOOL BUS ACCESS AND TURNAROUND PER REEL 2973, PAGE 268, MCDR.
- 3. PARCEL 1 IS SUBJECT TO VOLUME 453, PAGE 76, MARION COUNTY DEED RECORDS. A SLOPE EASEMENT DESCRIBED BY SAID DOCUMENT FALLS WITHIN THE EXISTING RIGHT—OF—WAY. A RIGHT OF ACCESS DESCRIBED WITHIN SAID DOCUMENT IS SUPERCEDED BY VOLUME 466, PAGE 3, MARION COUNTY DEED RECORDS.
- 4. PARCEL 1 IS SUBJECT TO VOLUME 466, PAGE 3, MARION COUNTY DEED RECORDS, PARTICULARLY REGARDING RIGHT OF ACCESS TO PORTLAND ROAD NE.

SURVEYOR'S CERTIFICATE

I, JOSEPH F. SULLIVAN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED HEREON, SITUATED IN THE NORTHEAST ONE—QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE UNIT OF LAND PER REEL 3871, PAGE 217, MARION COUNTY DEED RECORDS, BEING A POINT WHICH BEARS NORTH 00°21′48″ EAST 181.19 FEET FROM THE NORTHWEST CORNER OF LOT 16, BLOCK 4, "DEER—HAVEN ESTATES", RECORDED IN VOLUME 34, PAGE 46, MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG THE NORTH LINE OF SAID UNIT OF LAND, NORTH 79°04′59″ WEST 292.56 FEET TO THE EASTERLY RIGHT—OF—WAY LINE OF PORTLAND ROAD NE; THENCE ALONG SAID EASTERLY RIGHT—OF—WAY LINE, NORTH 53°42′22″ WEST 63.60 FEET TO A POINT 40.00 FEET FROM THE ODOT "NB" CENTERLINE; THENCE NORTH 36°17′38″ EAST 83.22 FEET TO A POINT OPPOSITE THE ODOT "NB" CENTERLINE STATION 67+70.07; THENCE ALONG A SPIRAL TO THE LEFT, THE CHORD OF WHICH BEARS, NORTH 35°44′01″ EAST 237.56 FEET TO THE WESTERLY LINE OF THE UNIT OF LAND PER REEL 1692, PAGE 558, MARION COUNTY DEED RECORDS; THENCE SOUTH 80°26′52″ EAST 209.12 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 09°55′33″ WEST 323.10 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.08 ACRES, MORE OR LESS.

NARRATIVE

BEARINGS ARE BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE, NAD 83(2011) EPOCH 2010.00 AND ESTABLISHED USING THE TRIMBLE VRS NOW NETWORK.

MARION COUNTY SURVEY RECORD (MCSR) 35581 BY CLARENCE BARKER WAS RECORDED IN AUGUST OF 2000 FOLLOWING THE RECORDING OF SAID DEED PER REEL 1692, PAGE 558 IN MAY OF 2000. BARKER MONUMENTED THE NORTHEAST, NORTHWEST AND SOUTHWEST CORNERS AND THE POINT OF SPIRAL ON THE WEST LINE OF THE PROPERTY LATER GRANTED IN AUGUST OF 2018 BY SAID REEL 4111, PAGE 438.

I FOUND AND HELD BARKER'S MONUMENT AT THE NORTHEAST CORNER. I FOUND AND HELD THE MONUMENT AT THE SOUTHEAST CORNER, REMONUMENTED BY ABRAHAM KAHNAMOOIAN PER MCSR 39487 AND THE MONUMENT SET BY KAHNAMOOIAN AT THE ANGLE POINT IN THE SOUTH LINE ESTABLISHED BY A RIGHT-OF-WAY DEDICATION PER REEL 2080, PAGE 315, MCDR. I FOUND AND HELD A MONUMENT SET BY GARY ANDERSON FALLING ON THE EASTERLY RIGHT-OF-WAY LINE OF PORTLAND ROAD NE. ALSO BEING THE WESTERLY CORNER OF THE SUBJECT PROPERTY AS ESTABLISHED BY SAID RIGHT-OF-WAY DEDICATION DEED PER REEL 2080, PAGE 315, MCDR, PER MCSR 39031, A POST-CONSTRUCTION SURVEY FOR THE URBAN RENEWAL AGENCY OF THE CITY OF SALEM BASED ON STEVEN HOWELL'S PRE-CONSTRUCTION SURVEY PER MCSR 38845 AND MARK MAYER'S PRE-CONSTRUCTION SURVEY PER MCSR 35872. ANDERSON REPORTS IN MCSR 39031 THAT THE MONUMENT SET BY BARKER AT THE POINT OF SPIRAL (STATION 60+70.07 OF ODOT "NB" CENTERLINE) WAS DESTROYED DURING CONSTRUCTION AND NOT RESET. I FOUND THIS MONUMENT EASTERLY OF THE POINT OF SPIRAL. TO REMONUMENT THIS CORNER I DETERMINED THE ALIGNMENT OF THE RIGHT-OF-WAY BY HOLDING A MONUMENT SET BY ANDERSON AND FALLING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID PORTLAND ROAD NE. USING THIS ALIGNMENT I PROJECTED A RECORD DISTANCE OF 83.22 FEET PER ANDERSON FROM HIS MONUMENT AT THE WESTERLY CORNER OF THE SUBJECT PROPERTY.

BARKER'S MONUMENT AT THE NORTHWEST CORNER OF THE SUBEJECT PROPERTY WAS NOT FOUND NOR WAS BARKER'S MONUMENT AT THE NORTHWEST CORNER OF THE PROPERTY PER SAID REEL 1691, PAGE 558. I FOUND A MONUMENT PER MCSR 23968 NEAR THE NORTHWEST CORNER OF THE PROPERTY PER SAID REEL 1691, PAGE 558, ALSO FOUND BY BARKER, BUT NOW OUT OF POSITION, WHICH IS CONSISTENT WITH A COMPARISON OF MAYER'S REPORTED LOCATION TO HOWELL'S AND ANDERSON'S REPORTED LOCATIONS. TO REMONUMENT THE NORTHWEST CORNER OF THE PROPERTY PER SAID REEL 1691, PAGE 558, I FIRST ESTABLISHED THE NORTH LINE OF SAID PROPERTY BY HOLDING A MONUMENT AT AN ANGLE POINT IN ITS NORTH LINE, BY HOLDING A RECORD 0.22 FEE PER BARKER FROM A MONUMENT ALONG ITS NORTH LINE AND BY HOLDING A RECORD 10.00 FEET PER BARKER FROM HIS MONUMENT AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. THE IRON PIPE NORTH OF THE SAID NORTHEAST CORNER WAS FOUND BENT AND WESTERLY OF THE CALCULATED LOCATION BUT ON LINE. A MONUMENT SET BY JEFFREY WHEELER IN MCSR 35914 WITHIN 0.3 FEET OF THIS PIPE WAS NOT FOUND, INDICATING THAT THIS AREA HAS BEEN DISTURBED. OTHER MONUMENTS SET BY WHEELER AND FOUND WITH THIS SURVEY FALL NEAR TO BUT NORTHERLY OF THE NORTH LINE OF SAID PROPERTY PER REEL 1692, PAGE 558. THE NORTH LINE OF THE SUBJECT PROPERTY WAS HELD PARALLEL. THIS RESOLUTION CONFORMS WITH BARKER'S SURVEY AS DETAILED ON THE MAP, BUT I HELD A 40-FOOT OFFSET FROM THE PORTLAND ROAD NE ODOT "NB" CENTERLINE SPIRAL PER HOWELL AND ANDERSON TO COMPLETE THE RESOLUTION OF THE WESTERLY LINE AND ESTABLISH THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

REVIEW COPY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 9, 2021 JOSEPH F. SULLIVAN 86458LS RENEWS: 6/30/2024

JOB NAME:	HALLMAN	AKS E
JOB NUMBER:	6656-32	3700 KEIZEF 503.4 WWW. <i>F</i>
DRAWN BY:	JS	
CHECKED BY:	MK	ENG
DRAWING NO.:	PLAT 3200	FOR

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