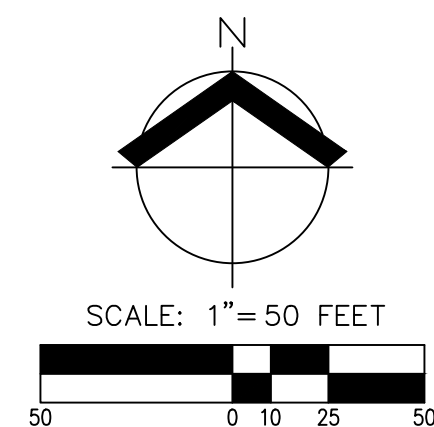


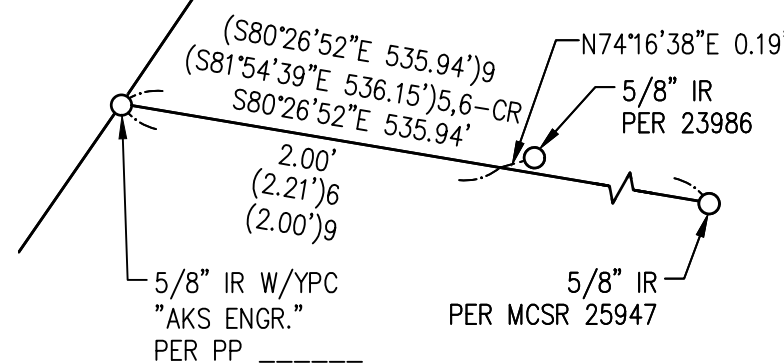
PARTITION PLAT NO.

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 --, ----



DETAIL

NOT TO SCALE



LEGEND

- FOUND MONUMENT AS NOTED;
FLUSH WITH GROUND UNLESS NOTED OTHERWISE;
HELD UNLESS NOTED OTHERWISE
- CALCULATED POSITION
- CR CALCULATED RECORD
- IP IRON PIPE
- IR IRON ROD
- LC LONG CHORD
- PP PARTITION PLAT
- MCDR MARION COUNTY DEED RECORDS
- MCSR MARION COUNTY SURVEY RECORD
- W/ALC WITH AN ALUMINUM CAP
- W/YPC WITH A YELLOW PLASTIC CAP

REFERENCES

- (1) RECORD INFORMATION PER MCSR 10372
- (2) RECORD INFORMATION PER MCSR 13440
- (3) RECORD INFORMATION PER MCSR 25947
- (4) RECORD INFORMATION PER PLAT "DEER-HAVEN
ESTATES" BOOK 34, PAGE 36, "BOOK OF TOWN PLATS"
- (5) RECORD INFORMATION PER REEL 1692, PAGE 558, MCDR
- (6) RECORD INFORMATION PER MCSR 35581
- (7) RECORD INFORMATION PER MCSR 35914
- (8) RECORD INFORMATION PER MCSR 39487
- (9) RECORD INFORMATION PER PARTITION PLAT _____

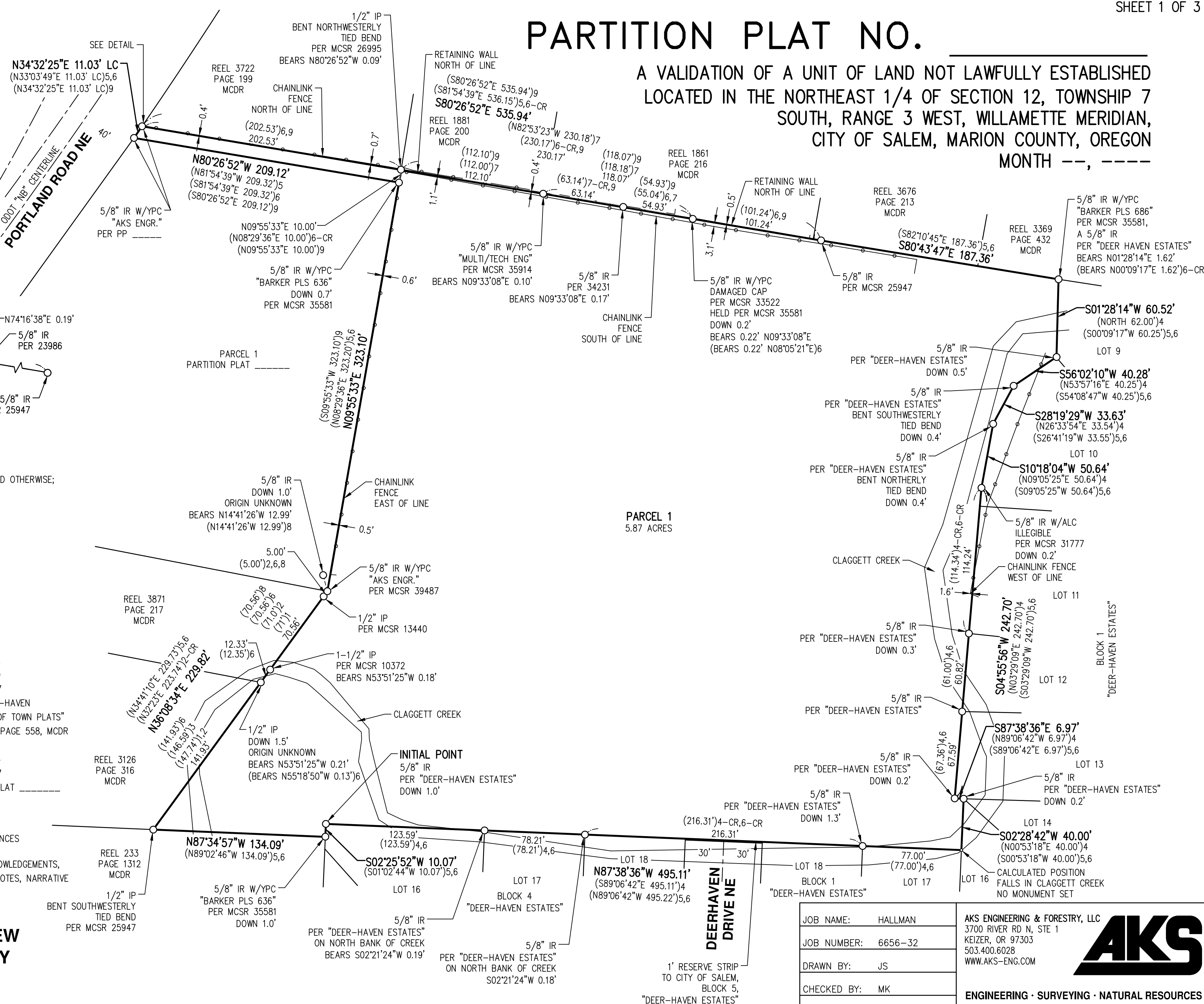
SHEET INDEX

- SHEET 1 BOUNDARY MAP, LEGEND, REFERENCES
- SHEET 2 EASEMENTS
- SHEET 3 APPROVALS, DECLARATION, ACKNOWLEDGEMENTS,
SURVEYOR'S CERTIFICATE, PLAT NOTES, NARRATIVE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

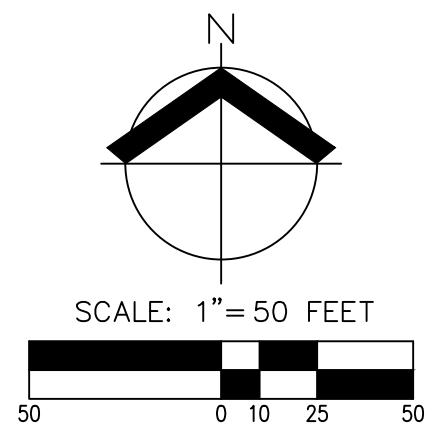
REVIEW
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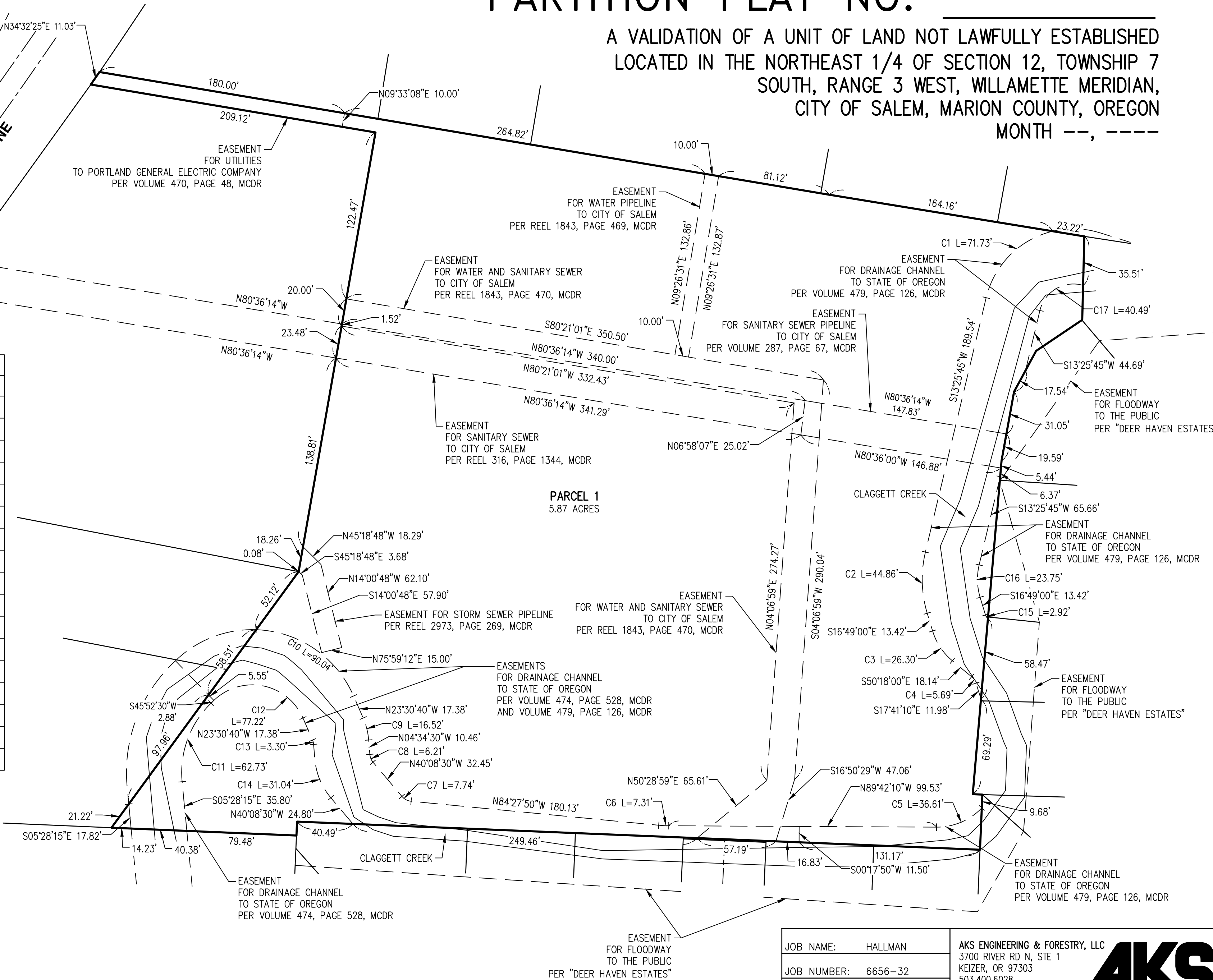
| | | |
|--------------|-----------|---|
| JOB NAME: | HALLMAN | AKS AKS ENGINEERING & FORESTRY, LLC 3700 RIVER RD N, STE 1 KEIZER, OR 97303 503.400.6028 WWW.AKS-ENG.COM ENGINEERING • SURVEYING • NATURAL RESOURCES FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE |
| JOB NUMBER: | 6656-32 | |
| DRAWN BY: | JS | |
| CHECKED BY: | MK | |
| DRAWING NO.: | PLAT 3201 | |

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 --, ----



| CURVE TABLE | | | | |
|-------------|--------|------------|--------|--------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 65.00' | 63°13'57" | 71.73' | S45°02'37"W 68.15' |
| C2 | 85.00' | 30°14'26" | 44.86' | S01°41'37"E 44.34' |
| C3 | 45.00' | 33°29'01" | 26.30' | S33°33'30"E 25.93' |
| C4 | 10.00' | 32°37'12" | 5.69' | S33°59'46"E 5.62' |
| C5 | 45.00' | 46°37'03" | 36.61' | S66°59'16"W 35.61' |
| C6 | 80.00' | 5°14'13" | 7.31' | N87°05'04"W 7.31' |
| C7 | 10.00' | 44°19'20" | 7.74' | N62°18'10"W 7.54' |
| C8 | 10.00' | 35°34'00" | 6.21' | N22°21'30"W 6.11' |
| C9 | 50.00' | 18°56'10" | 16.52' | N14°02'35"W 16.45' |
| C10 | 80.00' | 64°29'07" | 90.04' | N55°45'13"W 85.36' |
| C11 | 70.00' | 51°20'40" | 62.73' | S20°12'08"W 60.65' |
| C12 | 40.00' | 110°36'34" | 77.22' | N78°48'57"W 65.78' |
| C13 | 10.00' | 18°56'10" | 3.30' | N14°02'35"W 3.29' |
| C14 | 50.00' | 35°34'00" | 31.04' | N22°21'30"W 30.54' |
| C15 | 5.00' | 33°29'01" | 2.92' | S33°33'29"E 2.88' |
| C16 | 45.00' | 30°14'26" | 23.75' | S01°41'40"E 23.48' |
| C17 | 25.00' | 92°48'12" | 40.49' | S59°49'47"W 36.21' |



REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW
COPY

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

| | |
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ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

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 _____, 20__

BY: _____
CITY OF SALEM PLANNING ADMINISTRATOR
CASE NO. XXXXXXXXX

APPROVED THIS ____ DAY OF _____, 20__

BY: _____
CITY OF SALEM SURVEYOR

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'CLOCK __M
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

BY: _____
DEPUTY COUNTY CLERK

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SALEM-KEIZER 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
SALEM-KEIZER SCHOOL DISTRICT 24J

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 SALEM-KEIZER SCHOOL
DISTRICT 24J, AN OREGON MUNICIPAL CORPORATION.

NOTARY SIGNATURE _____

NOTARY PUBLIC - OREGON (PRINTED NAME) _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

PLAT NOTES

1. THIS PLAT IS SUBJECT TO THE CITY OF SALEM PLANNING ADMINISTRATOR CONDITIONS OF
APPROVAL FOR CASE FILE NO. XXXXXXXX.

2. PARCEL 1 OF **PARTITION PLAT** IS SUBJECT TO AN EASEMENT OVER ITS ENTIRETY
FOR SCHOOL BUS ACCESS AND TURNAROUND PER REEL 2973, PAGE 268, MCDR.

3. THIS PLAT IS SUBJECT TO A SLOPE EASEMENT PER VOLUME 453, PAGE 76, MARION COUNTY
DEED RECORDS. SAID EASEMENT FALLS WITHIN THE EXISTING RIGHT-OF-WAY OF PORTLAND ROAD
NE AND IS NOT SHOWN. A RIGHT OF ACCESS DESCRIBED WITHIN SAID DOCUMENT IS SUPERCEDED
BY VOLUME 466, PAGE 3, MARION COUNTY DEED RECORDS.

4. THIS PLAT IS SUBJECT TO A RIGHT OF ACCESS TO PORTLAND ROAD NE PER VOLUME 466, PAGE
3, MARION COUNTY DEED RECORDS.

5. AN EASEMENTS PER REEL 99, PAGE 575 AND REEL 99, PAGE 384, MARION COUNTY DEED
RECORDS FALL ON PARCEL 1 OF **PARTITION PLAT**.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO VALIDATE THAT UNIT OF LAND NOT LAWFULLY ESTABLISHED AS APPROVED BY
THE CITY OF SALEM VALIDATION OF UNIT OF LAND PARTITION CASE NUMBER **XXXXXXXXXX** BEING THE UNIT NOT
LAWFULLY ESTABLISHED BY DEED PER REEL 1692, PAGE 558, MARION COUNTY DEED RECORDS (MCDR).

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.

THE NORTH LINE WAS ESTABLISHED BY HOLDING MONUMENTS PER **PARTITION PLAT** MARION COUNTY
SURVEY RECORD (MCSR) 26995, MCSR 25947, AND MCSR 35581.

THE EAST LINE WAS ESTABLISHED BY HOLDING MONUMENTS PER MCSR 35581, MCSR 31777 AND THE PLAT
"DEER-HAVEN ESTATES", BOOK 34, PAGE 36, BOOK OF TOWN PLATS.

THE SOUTH LINE WAS ESTABLISHED BY HOLDING MONUMENTS PER SAID "DEER-HAVEN ESTATES", MCSR 35581 AND
MCSR 25947.

THE WEST LINE WAS ESTABLISHED BY HOLDING MONUMENTS PER MCSR 25947, MCSR 13440, MCSR 39487, MCSR
35581, MCSR 39487 AND **PARTITION PLAT**.

THE SOUTHEAST CORNER WAS NOT FOUND. ITS CALCULATED POSITION FALLS IN THE SOUTHEASTERLY EDGE OF
WATER OF CLAGGETT CREEK AND WAS NOT RESET. IT IS REFERENCED BY MONUMENTS PER SAID "DEER-HAVEN
ESTATES" TO THE WEST AND NORTH.

SURVEYOR'S CERTIFICATE

I, JOSEPH F. SULLIVAN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED 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 INITIAL POINT, BEING A FOUND 5/8-INCH IRON ROD AT 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 WEST LINE OF SAID LOT 16, SOUTH 02°25'52" WEST 10.07 FEET TO THE NORTH LINE OF THE
UNIT OF LAND PER REEL 223, PAGE 1312, MARION COUNTY DEED RECORDS (MCDR); THENCE ALONG SAID NORTH LINE,
NORTH 87°34'57" WEST 134.09 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF THE UNIT OF LAND PER REEL
1692, PAGE 558, MCDR; THENCE ALONG THE WEST LINE OF SAID UNIT OF LAND, NORTH 36°08'34" EAST 229.82 FEET
TO THE SOUTHEAST CORNER OF PARCEL 1 OF **PARTITION PLAT**; THENCE ALONG THE EAST LINE OF
SAID PARCEL 1, NORTH 09°55'33" EAST 323.10 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE
NORTH LINE OF SAID PARCEL 1, NORTH 80°26'52" WEST 209.12 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF
PORTLAND ROAD NE (40.00 FEET FROM THE ODOT "NB" CENTERLINE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY
LINE, ALONG A SPIRAL TO THE LEFT, THE CORD OF WHICH BEARS, NORTH 34°32'25" EAST 11.03 FEET TO THE NORTH
LINE OF THE UNIT OF LAND PER REEL 1692, PAGE 558, MCDR; THENCE ALONG SAID NORTH LINE, SOUTH 80°26'52"
EAST 535.94 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 80°43'47" EAST 187.36 FEET TO THE WEST
LINE OF LOT 9, BLOCK 1 OF SAID "DEER HAVEN ESTATES"; THENCE ALONG THE WEST AND NORTH LINES OF SAID
PLAT THE FOLLOWING EIGHT COURSES: SOUTH 01°28'14" WEST 60.52 FEET; THENCE SOUTH 56°02'10" WEST 40.28
FEET; THENCE SOUTH 28°19'29" WEST 33.63 FEET; THENCE SOUTH 10°18'04" WEST 50.64 FEET; THENCE SOUTH
04°55'56" WEST 242.70 FEET; THENCE SOUTH 87°38'36" EAST 6.97 FEET; THENCE SOUTH 02°28'42" WEST 40.00
FEET; THENCE NORTH 87°38'36" WEST 495.11 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 5.87 ACRES, MORE OR LESS.

PREPARED FOR

SALEM-KEIZER SCHOOL DISTRICT 24J
2450 LANCASTER DRIVE NE
SALEM, OREGON 97305

| | |
|--------------|-----------|
| JOB NAME: | HALLMAN |
| JOB NUMBER: | 6656-32 |
| DRAWN BY: | JS |
| CHECKED BY: | MK |
| DRAWING NO.: | PLAT 3201 |

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