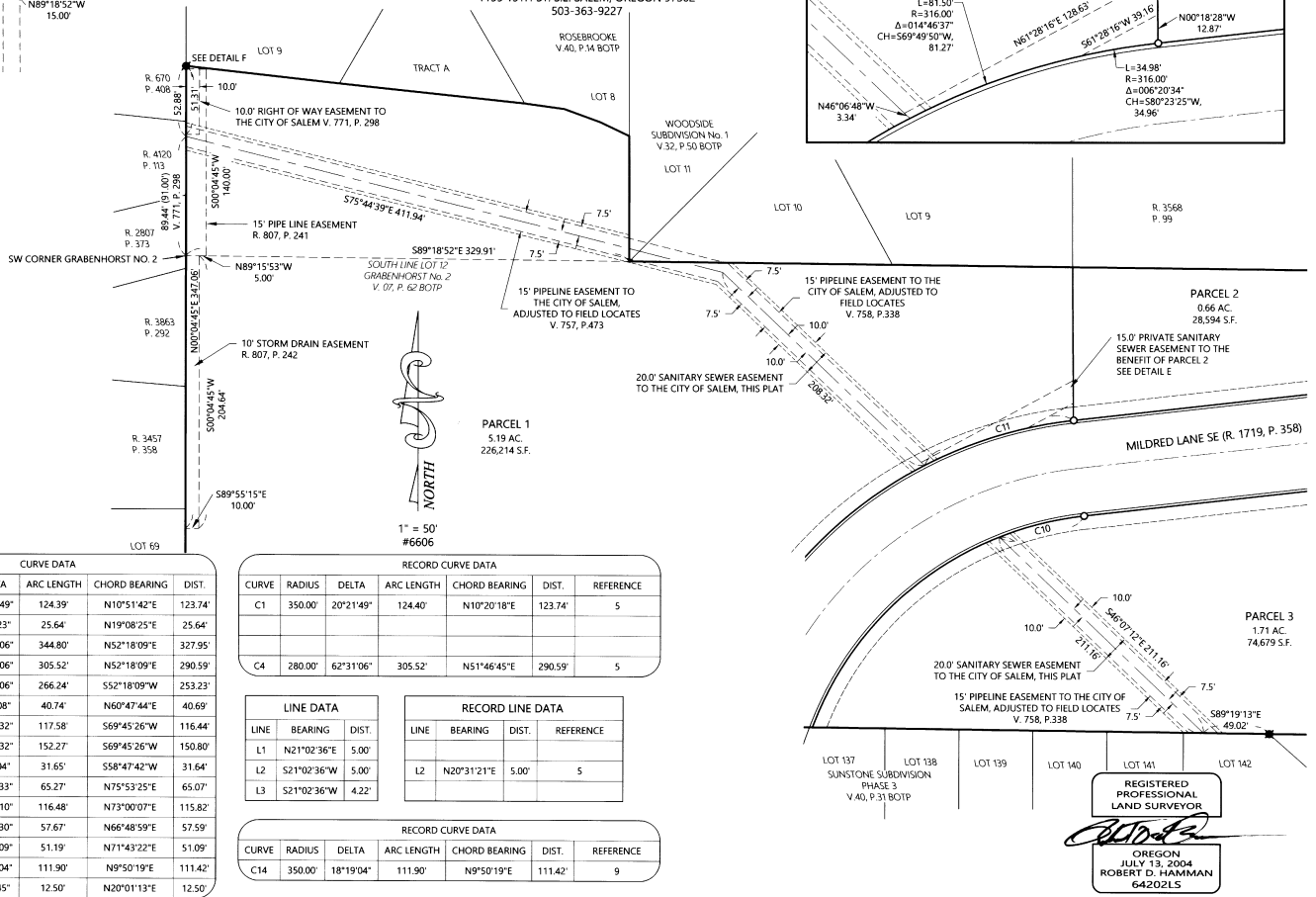
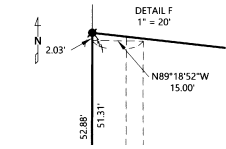
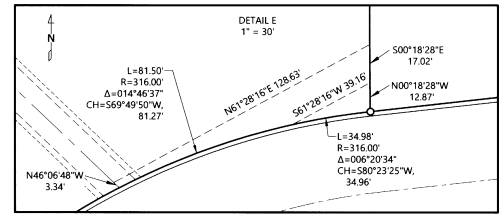


PARTITION PLAT 2021-79
IN THE SW 1/4 SEC. 14, T. 8 S, R. 3 W, W.M.
CITY OF SALEM, MARION COUNTY, OREGON
 DATE OF MAP: AUGUST 10, 2021

BY:
 MULTI/TECH ENGINEERING SERVICES, INC.
 1155 13TH ST. S.E. SALEM, OREGON 97302
 503-363-9227



CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	350.00'	20°21'49"	124.39'	N10°51'42"E	123.74'
C2	386.00'	3°48'23"	25.64'	N19°08'25"E	25.64'
C3	316.00'	62°31'06"	344.80'	N52°18'09"E	327.95'
C4	280.00'	62°31'06"	305.52'	N52°18'09"E	290.59'
C5	244.00'	62°31'06"	266.24'	S52°18'09"W	253.23'
C6	241.00'	9°41'08"	40.74'	N60°47'44"E	40.69'
C7	244.00'	27°36'32"	117.58'	S69°45'26"W	116.44'
C8	316.00'	27°36'32"	152.27'	S69°45'26"W	150.80'
C9	319.00'	5°41'04"	31.65'	S58°47'42"W	31.64'
C10	244.00'	15°19'33"	65.27'	N75°53'25"E	65.07'
C11	316.00'	21°07'10"	116.48'	N73°00'07"E	115.82'
C12	319.00'	10°21'30"	57.67'	N66°48'59"E	57.59'
C13	241.00'	12°10'09"	51.19'	N71°43'22"E	51.09'
C14	350.00'	18°19'04"	111.90'	N9°50'19"E	111.42'
C15	350.00'	2°02'45"	12.50'	N20°01'13"E	12.50'

RECORD CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	350.00'	20°21'49"	124.40'	N10°20'18"E	123.74'
C4	280.00'	62°31'06"	305.52'	N51°46'45"E	290.59'

LINE DATA		
LINE	BEARING	DIST.
L1	N21°02'36"E	5.00'
L2	S21°02'36"W	5.00'
L3	S21°02'36"W	4.22'

RECORD LINE DATA			
LINE	BEARING	DIST.	REFERENCE
L2	N20°31'21"E	5.00'	5

RECORD CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C14	350.00'	18°19'04"	111.90'	N9°50'19"E	111.42'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS

EXPIRES: 6-30-2023

2021-79

PARTITION PLAT 2021-79 **IN THE SW 1/4 SEC. 14, T. 8 S, R. 3 W, W.M.** **CITY OF SALEM, MARION COUNTY, OREGON**

DATE OF MAP: AUGUST 10, 2021

SURVEYOR'S CERTIFICATE:

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED MAP, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "BARKER PLS 636" LOCATED IN THE NORTHWEST CORNER OF LOT 132, SUNSTONE SUBDIVISION PHASE 3 RECORDED IN VOLUME 40, PAGE 31 MARION COUNTY BOOK OF TOWN PLATS, LOCATED IN THE SOUTHWEST QUARTER SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SUNSTONE SUBDIVISION PHASE 2 AS RECORDED IN VOLUME 39, PAGE 76 MARION COUNTY BOOK OF TOWN PLATS AND ITS NORTHERLY EXTENSION, NORTH 07°04'45" EAST 489.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "RIVERSIDE ENGINEERING" AT THE SOUTHWEST CORNER OF LOT 9, ROSEBROOKE AS RECORDED IN VOLUME 40, PAGE 14, MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR THE FOLLOWING FIVE CALLS: SOUTH 83°27'52" EAST 114.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."; SOUTH 83°50'03" EAST 138.95 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "RIVERSIDE ENGINEERING"; SOUTH 82°08'46" EAST 29.63 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "RIVERSIDE ENGINEERING"; SOUTH 69°51'53" EAST 28.47 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "RIVERSIDE ENGINEERING"; SOUTH 64°15'57" EAST 24.01 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "RIVERSIDE ENGINEERING" ON THE WEST LINE OF LOT 11, WOODSIDE SUBDIVISION NO. 1 AS RECORDED IN VOLUME 32, PAGE 50, MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG SAID WESTERLY LINE OF SAID LOT 11 SOUTH 00°02'14" WEST 94.01 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID WOODSIDE SUBDIVISION NO. 1 AND ITS EASTERLY EXTENSION SOUTH 89°18'52" EAST 629.73 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." ON THE WEST RIGHT OF WAY LINE OF WOODSIDE DRIVE SE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE CALLS: SOUTH 00°00'04" WEST 199.33 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."; SOUTH 89°59'56" EAST 10.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."; SOUTH 00°00'04" WEST 148.03 FEET TO A 3/4" IRON PIPE MARKING THE NE CORNER OF SUNSTONE SUBDIVISION PHASE 3; THENCE ALONG THE NORTH LINE OF SUNSTONE SUBDIVISION PHASE 3, NORTH 89°19'13" WEST 970.11 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION ACQUIRED BY THE CITY OF SALEM, OREGON, AN OREGON MUNICIPAL CORPORATION BY FINAL JUDGEMENT ENTERED IN THE CIRCUIT COURT FOR MARION COUNTY OREGON, CASE NO. 98-11924, A COPY OF WHICH WAS RECORDED SEPTEMBER 15, 2000 IN REEL 1719, PAGE 358 MARION COUNTY DEED RECORDS.

CONTAINING 7.60 ACRES MORE OR LESS.

MULTI/TECH ENGINEERING SERVICES, INC.
BY:

ROBERT D. HAMMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 64202LS**NARRATIVE:**

* THE PURPOSE OF THIS SURVEY IS TO PARTITION THE LANDS DESCRIBED IN R. 4022, P. 041, R. 4081, AND R. 4081, P. 276 INTO 3 PARCELS, AS ALLOWED IN PARTITION CASE NO. PART-19-11. THE BASIS OF BEARING WAS HELD ALONG THE NORTH LINE OF SUNSTONE SUBDIVISION PHASE 3.

* R. 4562, P. 439

RDH

THE WEST BOUNDARY MONUMENTS RECOVERED FIT THE LINE BETWEEN THE NORTHEAST CORNER OF SUNSTONE SUBDIVISION PHASE 3 AND THE SOUTH WEST CORNER OF ROSEBROOKE AS RECORDED IN VOLUME 40, PAGE 14 MARION COUNTY BOOK OF TOWN PLATS.

I RETRACED THE SOUTH LINE OF LOT 9 OF ROSEBROOKE AT RECORD BEARING AND DISTANCE. I RECOVERED THE REMAINING MONUMENTS ON THE SOUTH LINES OF ROSEBROOKE AND WOODSIDE FOR THE NORTH LINE OF THE SUBJECT PROPERTY, SAID LINE WAS EXTENDED EASTERLY TO THE WEST LINE OF WOODSIDE DRIVE SE.


I USED MONUMENTS A AND F TO RETRACE THE CENTERLINE OF WOODSIDE DRIVE SOUTHEAST AND OFFSET THAT RECORD DISTANCE, PER SUNSTONE SUBDIVISION PHASE 3, INTERSECTING THE NORTH LINE OF THE SUBJECT PROPERTY TO SET THE NORTHEAST CORNER AND RETRACE THE WEST RIGHT OF WAY OF WOODSIDE DRIVE SOUTHEAST.

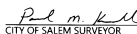
I WAS UNABLE TO RECOVER CENTERLINE MONUMENTS OF MILDRED LANE SE BETWEEN THE INTERSECTIONS OF MARSTONE COURT SE AND WOODSIDE DRIVE SE SET IN MARION COUNTY SURVEY 34274. USING RECOVERED MONUMENT G AT THE INTERSECTION OF MARSTONE COURT SE AND MILDRED, AND RECOVERED MONUMENT A ON THE WEST RIGHT OF WAY OF WOODSIDE DRIVE SE, I WAS ABLE TO RETRACE SAID CENTERLINE USING RECORD INFORMATION FROM SAID SURVEY TO ESTABLISH THE RIGHT OF WAY OF MILDRED LANE SE.


THE SOUTH LINE WAS RETRACED HOLDING RECOVERED MONUMENTS SET ON THE NORTH LINE OF SUNSTONE SUBDIVISION PHASE 3.

BY:
 MULTI/TECH ENGINEERING SERVICES, INC.
 1155 13TH ST. S.E. SALEM, OREGON 97302
 503-363-9227


APPROVALS:

 8/25/2021
 CITY PLANNING ADMINISTRATOR
 PARTITION CASE NO. PART-19-11

 8/23/2021
 CITY OF SALEM SURVEYOR

 10-25-21
 MARION COUNTY ASSESSOR

TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY
 HAVE BEEN PAID IN FULL TO 630.22

 10-25-21
 MARION COUNTY TAX COLLECTOR

PLAT NOTES:

CONDITIONS OF APPROVAL FOR THIS PARTITION PLAT ARE RECORDED IN REEL 4472, PAGE 112 MARION COUNTY DEED RECORDS.


IMPROVEMENT AGREEMENT FOR THIS PARTITION IS RECORDED IN REEL 4472, PAGE 115, DEED RECORDS FOR MARION COUNTY.

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

STATE OF OREGON } S.S.
 COUNTY OF MARION }

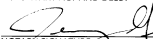
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT No. 2021-79 WAS RECEIVED FOR RECORDING ON THE 25 DAY OF OCT. 2021, AT 2:46 O'CLOCK P.M. AND RECORDED IN THE BOOK OF PARTITION PLATS IT IS ALSO RECORDED IN THE MARION COUNTY DEED RECORDS IN REEL 4555, PAGE 274.

BILL BURGESS, MARION COUNTY CLERK

BY: 
 DEPUTY COUNTY CLERK

STATE OF OREGON } S.S.
 COUNTY OF MARION }

ON THIS 12 DAY OF Aug., 2021, THAT JAMES A. HELTON TRUSTEE OF THE CHARLENE HELEN HELTON REVOCABLE TRUST DATED OCTOBER 17, 2000, AS MEMBER OF HELTON HOLDINGS, LLC, AS MEMBER OF EMPIRE BUILDERS OF OREGON, LLC, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

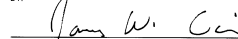


 NOTARY SIGNATURE
 JEREMY GRENZ
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 982333

MY COMMISSION EXPIRES: January 6, 2023

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT JCT HOLDINGS, LLC, MOUNTAIN WEST INVESTMENT CORPORATION, AND EMPIRE BUILDERS OF OREGON, LLC, BEING THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE SAME IN PARCELS HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED. WE HEREBY GRANT THE EASEMENTS SHOWN HEREON. WE ALSO HEREBY DEDICATE THE PUBLIC RIGHT OF WAY SHOWN HEREON. WE ALSO ACKNOWLEDGE ALL PLAT NOTES DESCRIBED HEREON.


BY:


 JAMES W. CAIN
 MEMBER, JCT HOLDINGS, LLC

 LAWRENCE E. TOKARSKI
 PRESIDENT, MOUNTAIN WEST INVESTMENT CORPORATION


 JAMES A. HELTON, TRUSTEE OF THE CHARLENE HELEN HELTON REVOCABLE TRUST DATED OCTOBER 17, 2000.
 MEMBER, HELTON HOLDINGS, LLC
 MEMBER, EMPIRE BUILDERS OF OREGON, LLC

STATE OF OREGON } S.S.
 COUNTY OF MARION }

ON THIS 11 DAY OF Aug., 2021, THAT JAMES W. CAIN, MEMBER, JCT HOLDINGS, LLC, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.


 NOTARY SIGNATURE
 JEREMY GRENZ
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 982333

MY COMMISSION EXPIRES: January 6, 2023

STATE OF OREGON } S.S.
 COUNTY OF MARION }

ON THIS 13 DAY OF August, 2021, THAT LAWRENCE E. TOKARSKI, PRESIDENT, MOUNTAIN WEST INVESTMENT CORPORATION PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.


 NOTARY SIGNATURE
 LAWRENCE E. TOKARSKI
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 1001091

MY COMMISSION EXPIRES: June 16, 2024