

SUBDIVISION PLAT

VOLUME 448 PAGE 52

REEL 4279 PAGE 222
MARION COUNTY
BILL BURGESS, COUNTY CLERK
12-18-2019 09:21 am.
Control Number 581182 \$ 106.00
Instrument 2019 00062260

Subdivision Name:

MARIETTA BUSINESS PARK

Property Owner's Name(s):

MARIETTA BLUFF, LLC, AN OREGON LIMITED LIABILITY COMPANY

Location Description:

Section: 12, Township: 8 South, Range: 3 West

Return Address:

**MARIETTA BLUFF, LLC
C/O JORDAN SPARKS
3311 MARIETTA ST SE
SALEM, OR 97317**

H48-52

MARIETTA BUSINESS PARK

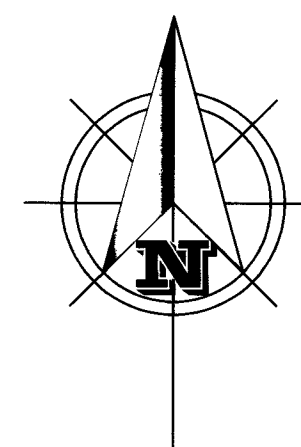
A REPLAT OF PORTIONS OF LOTS 6-10, DRAGER'S SUBDIVISION
LOCATED IN THE N.E. & S.E. 1/4 OF SECTION 12, T. 8 S., R. 3 W., W.M.,
CITY OF SALEM, MARION COUNTY, OREGON
NOVEMBER 6, 2019

SHEET INDEX

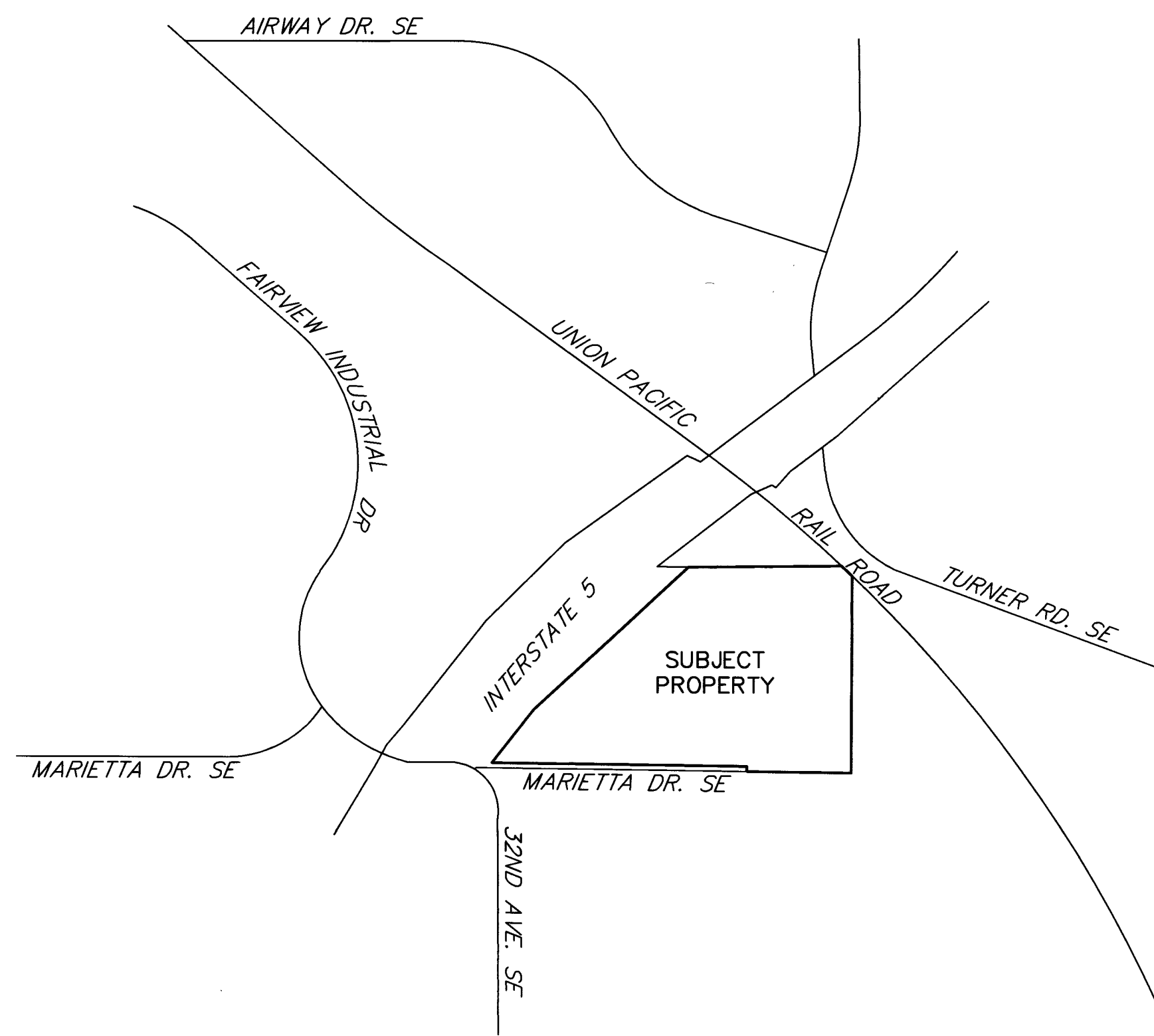
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PLAT NOTES

- [1] Access Easement to T-Mobile West Tower L.L.C. per Memorandum of Master Prepaid Lease and Management Agreement in Reel 3538, Page 135, M.C.D.R. Modified in that instrument recorded in Reel 4009, Page 462, M.C.D.R.
- [2] Lease area to T-Mobile West Tower L.L.C. per Memorandum of Master Prepaid Lease and Management Agreement in Reel 3538, Page 135, M.D.D.R. Modified in that instrument recorded in Reel 4009, Page 462, M.C.D.R.
- [3] Access and Utility Easement to Salem Cellular Telephone Company per First Amendment to Option and Lease Agreement in Reel 1693, Page 764, M.C.D.R. Modified in that instrument recorded in Reel 3981, Page 415, M.C.D.R.
- [4] Lease area to Salem Cellular Telephone Company per First Amendment to Option and Lease Agreement in Reel 1693, Page 764, M.C.D.R. Modified in that instrument recorded in Reel 3981, Page 415, M.C.D.R.
- [5] 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.
- [6] This plat is subject to that Declaration of Easements and Maintenance Agreement recorded in Reel 4279, Page 221, Records of Marion County, Oregon.
- [7] An affidavit of consent by Pioneer Trust Bank, N.A., being the Mortgagee for that mortgage recorded in Reel 3960, Page 46, Records of Marion County, Oregon, has been recorded in Reel 4279, Page 218, Records of Marion County, Oregon.
- [8] An affidavit of consent by Pioneer Trust Bank, N.A., being the Mortgagee for those mortgages recorded in Reel 3960, Page 46, and Reel 3235, Page 475, and Reel 3960, Page 46, and Reel 4229, Page 388, Records of Marion County, Oregon, has been recorded in Reel 4279, Page 219, Records of Marion County, Oregon.



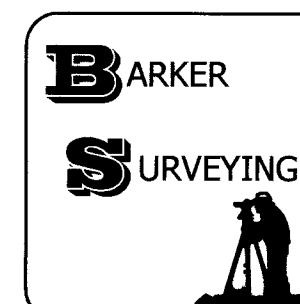
VICINITY MAP
SCALE: 1" = 500'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory L. Wilson
OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRATION DATE: 6/30/2020



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MARIETTA BUSINESS PARK

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NARRATIVE:

The purpose of this survey was to replat those portions of Lots 6-10, DRAGER'S SUBDIVISION recorded in Volume 7, Page 70, B.O.T.P., as described in those instruments recorded in Reel 4028, Page 41 and Reel 3922, Page 253, and excepting out those portions conveyed to the City of Salem per Reel 4053, Page 102, and Reel 4053, Page 104, Marion County Deed Records, per City of Salem Planning Case No. UGA-SUB-SPR-DAP-ADJ16-01. The basis of bearings used was along the east line of Section 12 per M.C.S.R. 38394, between the iron pipe A and the Section corner H. The calculated position of the missing stone found in M.C.S.R. 20138 was determined by holding record angle between the segments of the east line of Section 12 extending to monuments A and C and record distance Southerly from monument C per said survey.

The south line of the subject property, also being the north right of way of Marietta Street per right of way dedications recorded in Reel, 4053, Page 102 and 104, M.C.D.R. was determined holding monuments B and F. To determine the location of the right of way for Interstate 5, I held the record station and offset from the found monuments D and E per M.C.S.R. 36913 to re-establish the centerline and then held the record positions for the angle points in the east right of way per said survey. The north line of DRAGER'S SUBDIVISION was determined by holding monument G, which represents the best physical evidence of the reestablishment of said north line, and record plat distance Northerly from monument B. It is not known if monument B was an original monument from the plat of DRAGER'S SUBDIVISION, but does fit closely to that shown in M.C.S.R. 10363, which in said survey had shown the distance North to the northeast corner of Lot 10 from said monument matched the plat distance. The portion of Lot 10 lying within the railroad right of way, as described in Reel 675, Page 762, M.C.D.R., was determined by holding an offset line 55.00 feet Southwesterly of the existing main line track as tied, accounting for the 30 foot half width of the original Southern Pacific Company right of way and the 25 foot strip conveyed to the Union Pacific Railroad Company in Volume 675, Page 762, M.C.D.R.

LEGEND:

- - FOUND MONUMENT WITHIN 0.2' OF GROUND SURFACE UNLESS OTHERWISE NOTED.
- - SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WILSON PLS 2687".
- () - DATA OF RECORD
- ()7 - DATA OF RECORD AND MEASURED PER [7]
- [#] - SURVEY REFERENCE NUMBER
- M.C.S.R. - MARION COUNTY SURVEY RECORD
- M.C.D.R. - MARION COUNTY DEED RECORD
- V. - VOLUME
- R. - REEL
- P. - PAGE
- Ch. - CHAINS
- P.P. - PARTITION PLAT
- B.O.T.P. - BOOK OF TOWN PLATS
- R.B. - RADIAL BEARING
- C.O.S. - CITY OF SALEM

REFERENCE SURVEYS:

- [1] - M.C.S.R. 10363
- [2] - M.C.S.R. 14368
- [3] - M.C.S.R. 14451
- [4] - M.C.S.R. 20138
- [5] - M.C.S.R. 31165
- [6] - M.C.S.R. 35723
- [7] - M.C.S.R. 36913
- [8] - M.C.S.R. 38036
- [9] - M.C.S.R. 38394
- [10] - DRAGER'S SUBDIVISION (V. 7, P. 70, B.O.T.P.)
- [11] - FAIRVIEW INDUSTRIAL PARK PHASE 3 (H47-7, B.O.T.P.)
- [12] - PARTITION PLAT 2002-79
- [13] - M.C.S.R. 4409C073

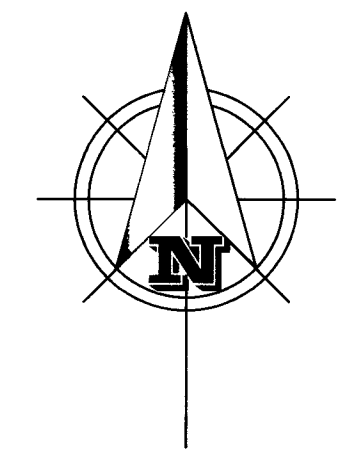
RECORD DOCUMENTS

- R1 - R. 3922, P. 253, M.C.D.R.
- R2 - R. 4028, P. 41, M.C.D.R.
- R3 - R. 4053, P. 102, M.C.D.R.
- R4 - R. 4053, P. 104, M.C.D.R.
- R5 - V. 675, P. 762, M.C.D.R.

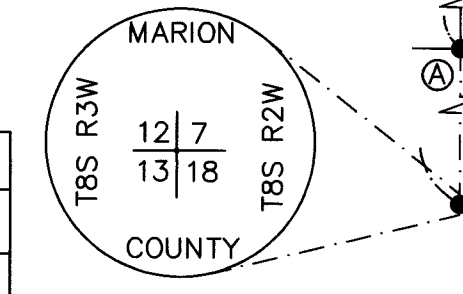
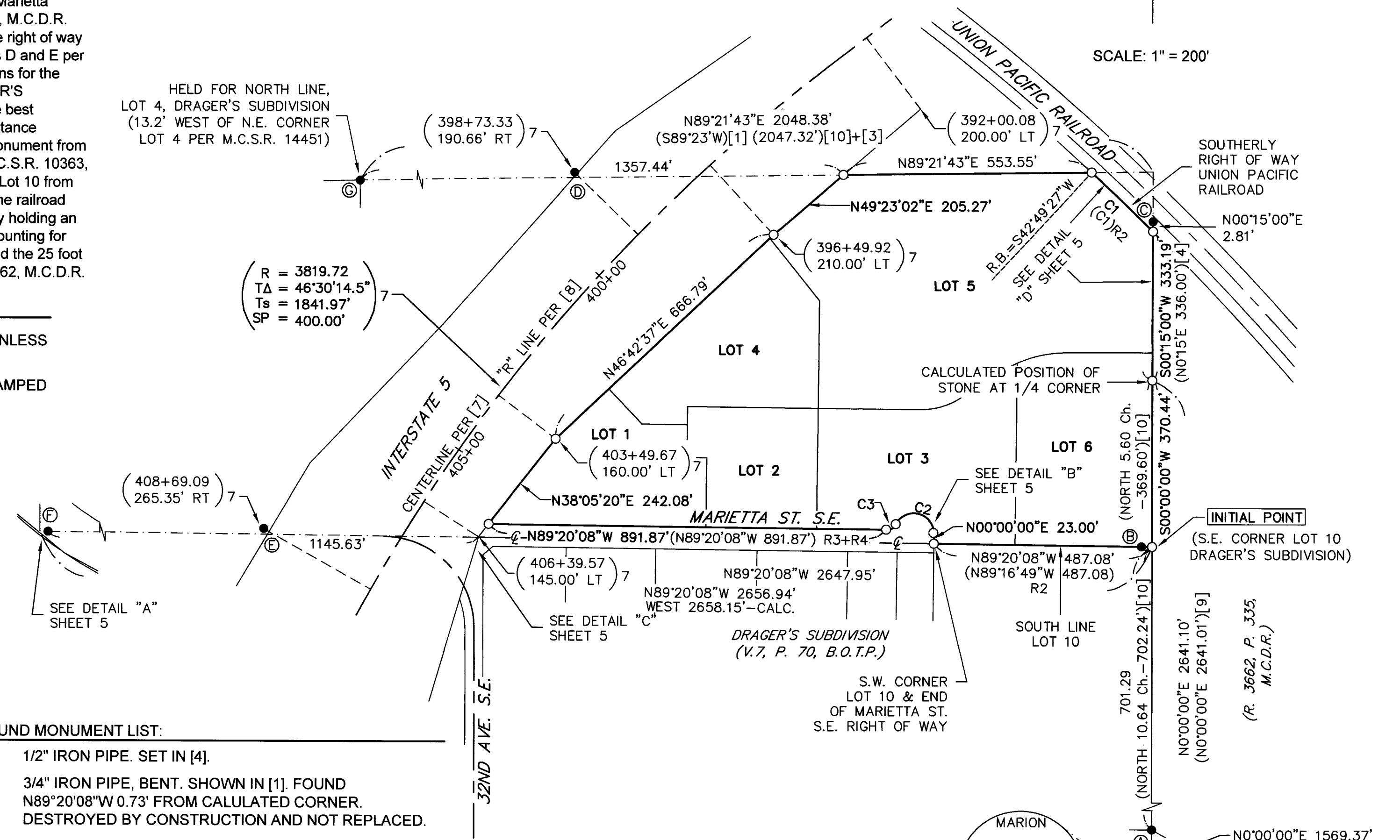
FOUND MONUMENT LIST:

- (A) 1/2" IRON PIPE. SET IN [4].
- (B) 3/4" IRON PIPE, BENT. SHOWN IN [1]. FOUND N89°20'08"W 0.73' FROM CALCULATED CORNER. DESTROYED BY CONSTRUCTION AND NOT REPLACED.
- (C) 1/2" IRON PIPE. SET IN [4].
- (D) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BEI LS 1132". DOES NOT REPRESENT THE NORTH LINE OF DRAGER'S SUBDIVISION. SET IN [12].
- (E) 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "BARKER PLS 636". SET IN [6].
- (F) 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "BARKER PLS 636". SET IN [6].
- (G) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BARKER PLS 636". SET IN [6].
- (H) 3" MARION COUNTY BRASS CAP, DOWN 1.2' IN MONUMENT BOX. CORNER TO SECTIONS 12, 13, 7 AND 18. SET IN [13].

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing & Distance
C1	5713.87'	189.46'	01°53'59"	S46°13'33"E 189.45'
(C1)	5674.60'	—	—	—
C2	45.00'	123.53'	157°17'19"	N78°38'40"W 88.24'
C3	15.00'	17.79'	67°57'11"	S56°41'16"W 16.77'



SCALE: 1" = 200'



REGISTERED PROFESSIONAL LAND SURVEYOR
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EXPIRATION DATE: 6/30/2020

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MARIETTA BUSINESS PARK

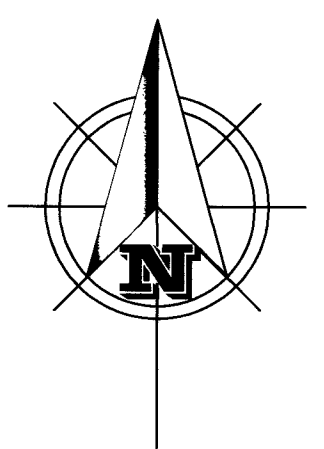
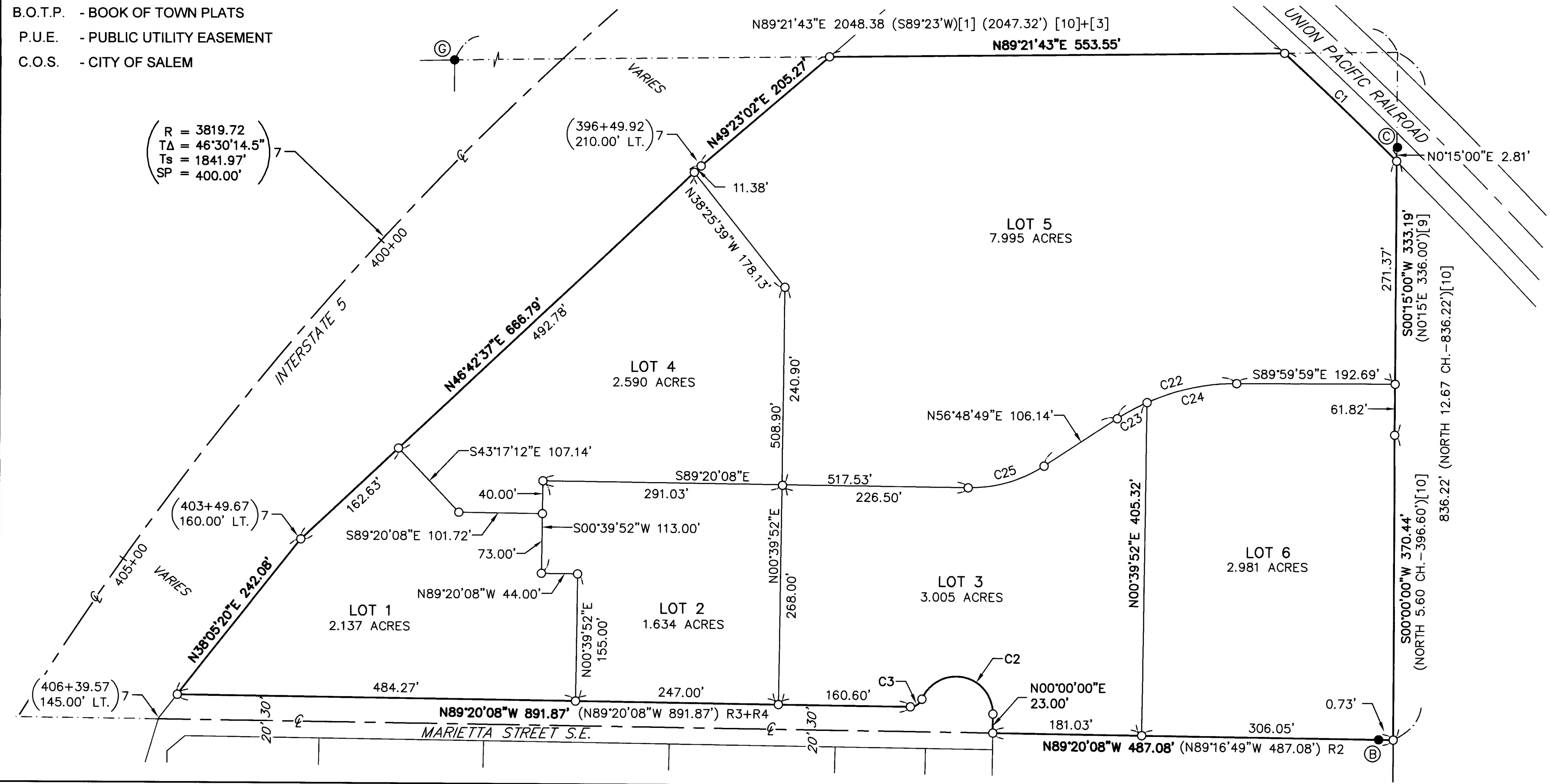
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 - SQ. FT. - SQUARE FEET
 - P.P. - PARTITION PLAT
 - B.O.T.P. - BOOK OF TOWN PLATS
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - C.O.S. - CITY OF SALEM

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing & Distance
C4	30.00'	47.12'	90°00'00"	S45°39'52"W 42.43'
C5	70.00'	109.96'	90°00'00"	S45°39'52"W 98.99'
C6	60.00'	43.36'	41°24'35"	S69°57'34"W 42.43'
C7	100.00'	72.27'	41°24'35"	S69°57'34"W 70.71'
C8	60.00'	43.36'	41°24'35"	S69°57'34"W 42.43'
C9	100.00'	72.27'	41°24'35"	S69°57'34"W 70.71'
C10	100.00'	64.34'	36°51'56"	S72°13'54"W 63.24'
C11	100.00'	7.93'	04°32'38"	S51°31'36"W 7.93'
C12	60.00'	5.30'	05°03'36"	S51°47'05"W 5.30'
C13	60.00'	38.07'	36°20'59"	S72°29'22"W 37.43'
C14	145.00'	85.67'	33°51'03"	S73°44'20"W 84.43'

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing & Distance
C15	185.00'	109.30'	33°51'03"	S73°44'20"W 107.72'
C16	285.00'	165.08'	33°11'12"	S73°24'25"W 162.78'
C17	245.00'	141.91'	33°11'12"	S73°24'25"W 139.93'
C18	55.00'	86.39'	90°00'00"	N44°59'59"W 77.78'
C19	95.00'	149.23'	90°00'00"	N44°59'59"W 134.35'
C20	95.00'	62.78'	37°51'49"	N71°04'05"W 61.64'
C21	95.00'	86.45'	52°08'11"	N26°04'05"W 83.49'
C22	265.00'	153.49'	33°11'12"	N73°24'25"E 151.36'
C23	265.00'	41.26'	08°55'16"	N61°16'27"E 41.22'
C24	265.00'	112.23'	24°15'56"	N77°52'03"E 111.39'
C25	165.00'	97.48'	33°51'03"	N73°44'20"E 96.07'

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing & Distance
C26	97.00'	130.26'	76°56'20"	N04°56'20"W 120.69'
C27	30.00'	24.05'	45°55'38"	N66°22'19"W 23.41'
C28	5713.87'	20.91'	00°12'35"	S45°35'28"E 20.91'
C29	5713.87'	20.98'	00°12'37"	S45°22'52"E 20.98'
C30	5713.87'	75.93'	00°45'41"	S46°47'42"E 75.93'
C31	279.00'	40.20'	08°15'17"	S85°52'22"W 40.16'
C32	285.00'	165.08'	33°11'12"	N73°24'25"E 162.78'
C33	45.00'	10.67'	13°35'24"	N59°50'18"W 10.65'
C34	45.00'	41.66'	53°02'36"	N26°31'18"W 40.19'
C35	245.00'	28.77'	06°43'37"	S60°10'37"W 28.75'
C36	245.00'	113.14'	26°27'35"	S76°46'13"W 112.14'

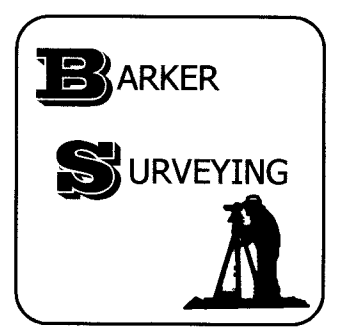


SCALE: 1" = 100'

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OREGON
JULY 19, 1994
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EXPIRATION DATE: 6/30/2020

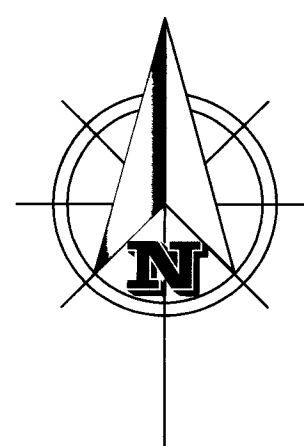


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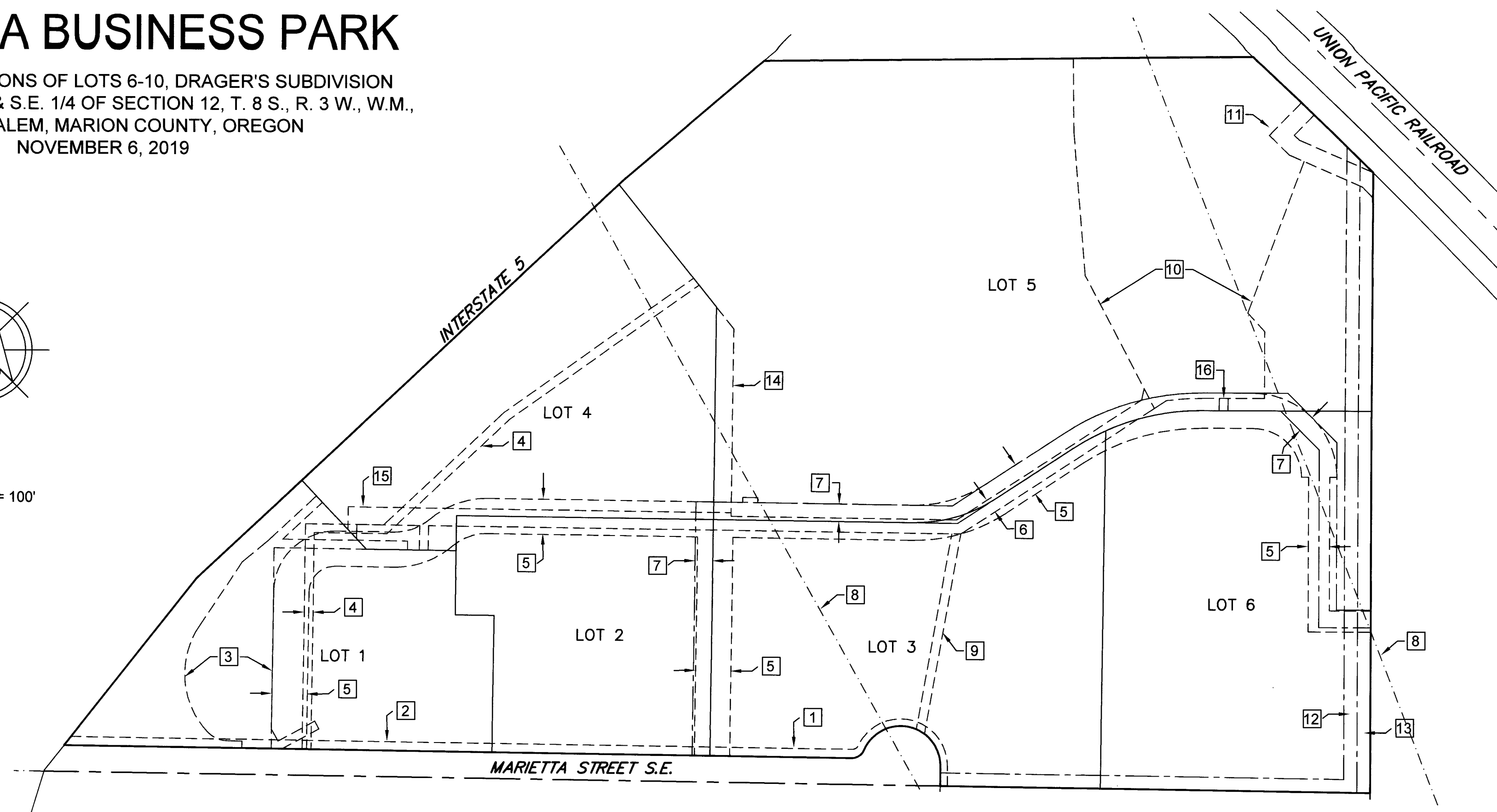
H48-52

MARIETTA BUSINESS PARK

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NOVEMBER 6, 2019



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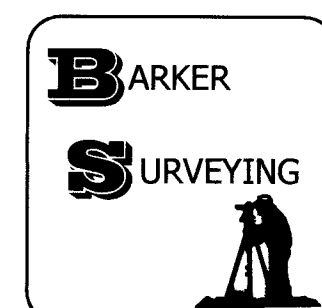
EASEMENT NOTES:

- [1] 8' & 10' P.U.E. PER R. 4053, P. 106, M.C.D.R. SEE DETAIL "B" ON SHEET 5.
- [2] 10' P.U.E. PER R. 4053, P. 105, M.C.D.R. SEE DETAIL "C" ON SHEET 5.
- [3] DETENTION, WATER QUALITY AND PRIVATE STORM DRAIN EASEMENT TO BENEFIT LOTS 2 AND 4 OF THIS PLAT, IN ACCORDANCE WITH THE PRIVATE STORM WATER FACILITY MAINTENANCE COVENANT AND ACCESS EASEMENT PER R. 4002, P. 260, M.C.D.R. SEE DETAIL "G" ON SHEET 6.
- [4] 10' WIDE PRIVATE WATERLINE EASEMENT TO BENEFIT LOTS 4 AND 5 OF THIS PLAT. SEE DETAIL "G" ON SHEET 6.
- [5] PRIVATE ACCESS EASEMENT TO BENEFIT LOTS 1 THROUGH 6 OF THIS PLAT. SEE DETAIL "F" ON SHEET 6.
- [6] PRIVATE SANITARY SEWER AND STORM DRAINAGE EASEMENT TO BENEFIT LOTS 1 THROUGH 6 OF THIS PLAT. SEE DETAIL "H" ON SHEET 7.
- [7] 20' WIDE NON-EXCLUSIVE PUBLIC WATERLINE EASEMENT TO C.O.S. PER THIS PLAT. SEE DETAIL "I" ON SHEET 7.
- [8] AVIGATION EASEMENT TRANSITION ZONE PER R. 2, P. 969. SEE DETAIL "E" ON SHEET 5.
- [9] 10' WIDE STORM DRAINAGE EASEMENT TO THE BENEFIT OF THE CITY OF SALEM TO DRAIN STORMWATER FROM MARIETTA STREET S.E. THROUGH A PRIVATE STORM WATER SYSTEM TO THE DETENTION AND WATER QUALITY FACILITY LOCATED ON THE EASTERLY PORTION OF LOT 5 (NOTE #10 BELOW). 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.
- [10] DETENTION, WATER QUALITY, PRIVATE SANITARY SEWER AND STORM DRAINAGE EASEMENT TO BENEFIT LOTS 1 THROUGH 6 OF THIS PLAT, IN ACCORDANCE WITH PRIVATE STORMWATER FACILITY MAINTENANCE COVENANT AND ACCESS EASEMENT PER R. 4002, P. 260, M.C.D.R. SEE DETAIL "H" ON SHEET 6.
- [11] 20' WIDE SANITARY SEWER EASEMENT TO C.O.S. PER R. 2983, P. 92, M.C.D.R. SEE DETAIL "D" ON SHEET 5.
- [12] 15' WIDE PRIVATE SANITARY SEWER AND STORM DRAINAGE EASEMENT TO BENEFIT PROPERTY DESCRIBED IN R. 3820, P. 330, M.C.D.R. SEE DETAIL "J" ON SHEET 7.
- [13] 15' WIDE PRIVATE SANITARY SEWER AND STORM DRAINAGE EASEMENT TO BENEFIT PROPERTY DESCRIBED IN R. 2889, P. 436, M.C.D.R. SEE DETAIL "J" ON SHEET 7.
- [14] PRIVATE SANITARY SEWER EASEMENT TO BENEFIT LOT 4 PER THIS PLAT. SEE DETAIL "H" ON SHEET 7.
- [15] PRIVATE SANITARY SEWER EASEMENT TO BENEFIT LOTS 1, 2, AND 4 PER THIS PLAT. SEE DETAIL "H" ON SHEET 7.
- [16] 10' WIDE PRIVATE SANITARY SEWER EASEMENT TO BENEFIT LOT 6 PER THIS PLAT. SEE DETAIL "L" ON SHEET 7.

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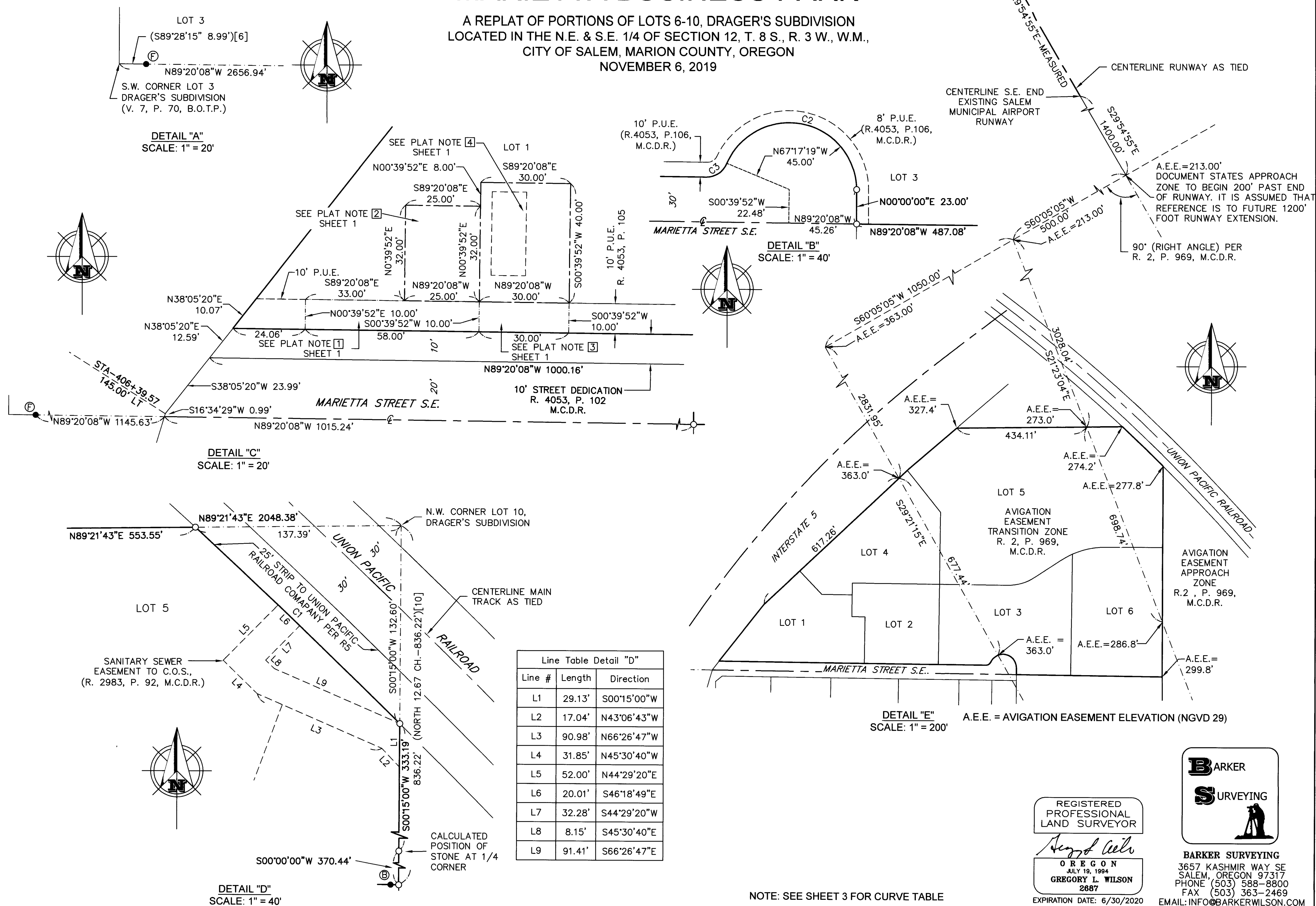
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NOTE: SEE SHEET 3 FOR CURVE TABLE

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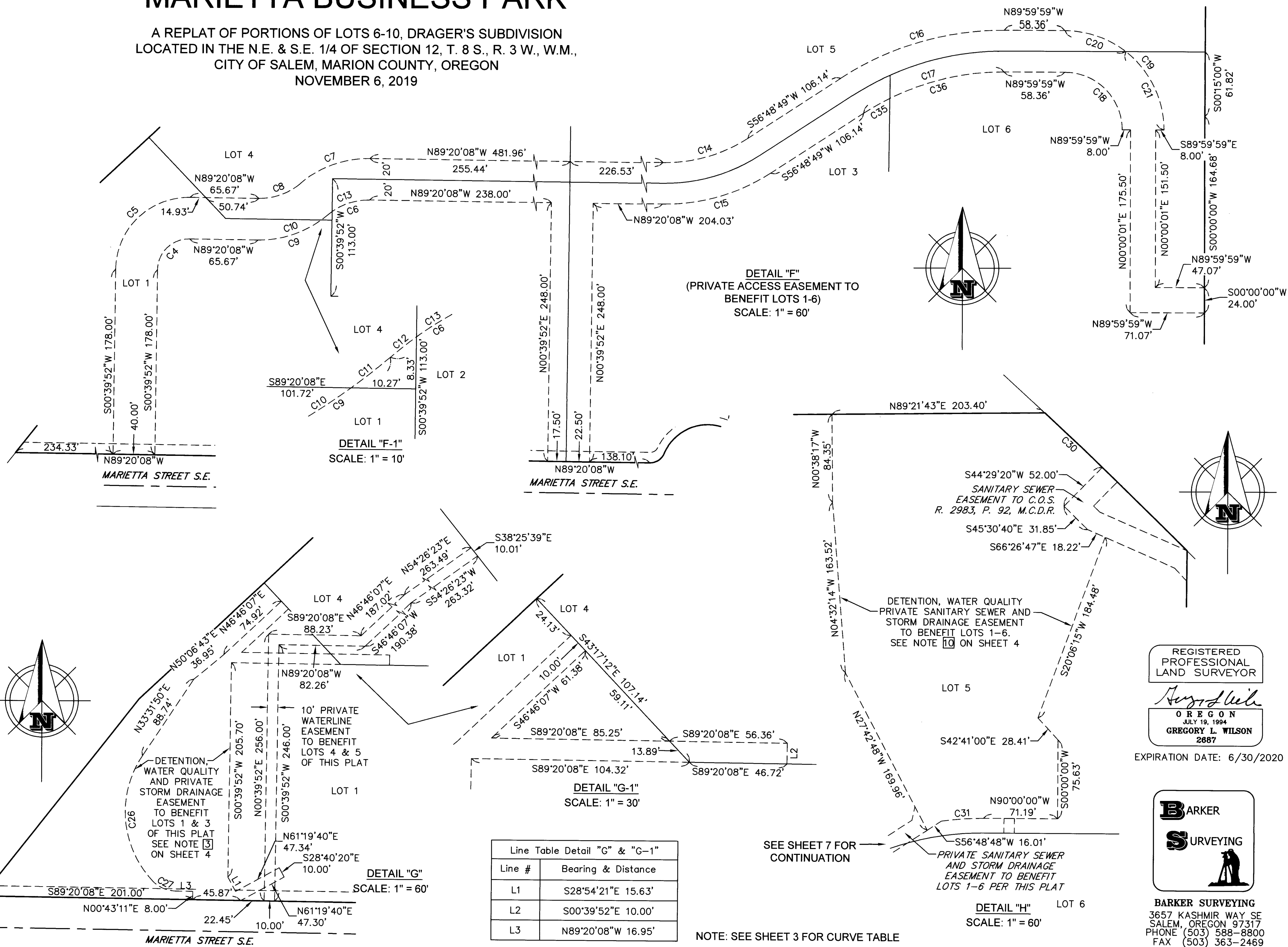
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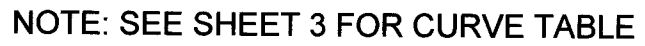
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SURVEYOR'S CERTIFICATE:

I, Gregory L. Wilson, a Registered Professional Land Surveyor in Oregon, do hereby depose and say that I did accurately survey and mark with proper monuments the lands represented on the attached map, the name to be known as MARIETTA BUSINESS PARK, being situated in the northeast and southeast one-quarters of Section 12, Township 8 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, being described as follows:

Beginning at the Initial Point of this subdivision plat, said point being marked with a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687" set at the southeast corner of Lot 10, DRAGER'S SUBDIVISION, as platted and recorded in Volume 7, Page 70, Book of Town Plats for Marion County, Oregon; and running thence:

North 89°20'08" West 487.08 feet along the south line of said Lot 10 to the southwest corner thereof, said point being on the east end of the Marietta Street S.E. right of way; thence North 0°00'00" East 20.00 feet to a point on the north right of way of said street;

thence North 89°20'08" West 1000.16 feet along said north right of way to a point on the southeasterly right of way of Interstate 5;

thence along said southeasterly right of way the following three courses:
thence North 38°05'20" East 254.67 feet to a point 160.00 feet opposite and southeasterly of Engineer's Centerline Station 403+49.67;

thence North 46°42'37" East 666.79 feet to a point 210.00 feet opposite and southeasterly of Engineer's Centerline Station 396+49.92;

thence North 49°23'02" East 205.27 feet to a point on the north line of the aforementioned DRAGER'S SUBDIVISION;

thence leaving said southeasterly right of way North 89°21'43" East 553.55 feet along said north line to a point on the southwesterly right of way line of the Union Pacific Railroad;

thence Southeasterly along the arc of a 5713.87-foot radius curve to the right (whose radius point bears South 42°49'27" West and the chord of which bears South 46°13'33" East 189.45 feet) 189.46 feet along said southwesterly right of way line to a point on the east line of the aforementioned Lot 10;

thence South 0°15'00" West 333.19 feet along said east line to an angle point;

thence South 0°00'00" West 370.44 feet along said east line to the Initial Point, containing 20.630 acres of land, more or less.

Gregory L. Wilson
Gregory L. Wilson

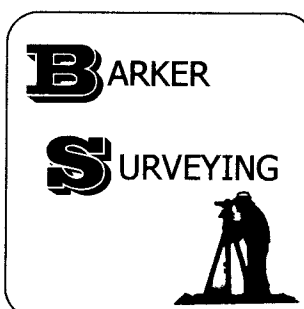
Registered Professional Land Surveyor No. 2687

License expires June 30, 2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory L. Wilson
OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRATION DATE: 6/30/2020



BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800

THE WITHIN PLAT IS HEREBY APPROVED AND DEDICATION ACCEPTED:

Gregory L. Wilson
Planning Administrator, City of Salem
Planning File UGA-SUB-SPR-DAP-ADJ16-01

12/4/19
Date

Planning Administration Conditions of Approval pertaining to this Subdivision Plat are recorded in Reel 4228, Page 175, Records for Marion County, Oregon.

Gregory L. Wilson
City Surveyor
11-18-2019
Date

THE WITHIN PLAT IS HEREBY APPROVED:

Tom Boehlert by: Kenly
Marion County Assessor
12-17-2019
Date

Taxes and assessments on the above described property have been paid in full to 30 June 2020.

Robert Carter
Marion County Tax Collector
12-17-2019
Date

X
Chairperson or Vice Chairperson
Marion County Board of Commissioners

X
Date

STATE OF OREGON
COUNTY OF MARION
S.S.

I do hereby certify that the attached subdivision plat was received for recording on the 18th day of DECEMBER, 2019, at 9:30 clock A.m. and recorded in the Book of Town Plats, Volume H48, Page 52. It is recorded in Marion County Deed Records in Reel 4279, Page 222.

Bill Burgess, Marion County Clerk

By: Deputy County Clerk
Deputy County Clerk

Kenly
Chairperson or Vice Chairperson
Marion County Board of
Commissioners

12-17-19
DATE

DECLARATION:

Know all people by these presents that MARIETTA BLUFF, 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 into lots, has caused the property to be subdivided in accordance with the provisions of O.R.S. Chapter 92. ~~We hereby dedicate the streets as shown to the public forever.~~ We hereby grant the public and private easements as shown hereon. In witness whereof I set my hand and seal this 12th day of November, 2019.

MARIETTA BLUFF, LLC, an Oregon Limited Liability Company

By: Jordan S. Sparks
Jordan S. Sparks, Member

STATE OF OREGON
COUNTY OF Marion S.S.

This instrument was acknowledged before me this 12th day of November, 2019, by the above signed Jordan S. Sparks as Member of MARIETTA BLUFF, LLC.

Robert Carter
NOTARY PUBLIC - STATE OF OREGON

Robert Carter
(PRINT NAME)

COMMISSION NO. 955940

MY COMMISSION EXPIRES OCTOBER 27th, 2020.

An affidavit of consent by Pioneer Trust Bank, N.A., being the Mortgagee for that mortgage recorded in Reel 3893, Page 380, Records for Marion County, Oregon, has been recorded in Reel 4279, Page 220, Records of Marion County, Oregon.

Maintenance Covenant and Access Easement Agreement document has been recorded in Reel 4002, Page 260, Records of Marion County, Oregon.