

RESERVE AT BATTLECREEK

SHEET 1 OF 6

LOCATED IN THE S.W. 1/4 OF SECTION 13, T. 8 S., R. 3 W., W.M.,
CITY OF SALEM, MARION COUNTY, OREGON
AUGUST 10, 2022
SUBDIVISION CASE NO.: SUB-ADJ21-04

NARRATIVE:

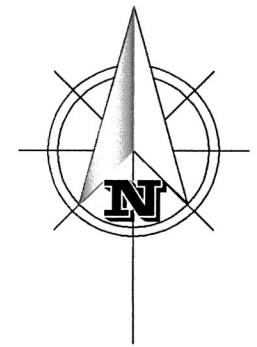
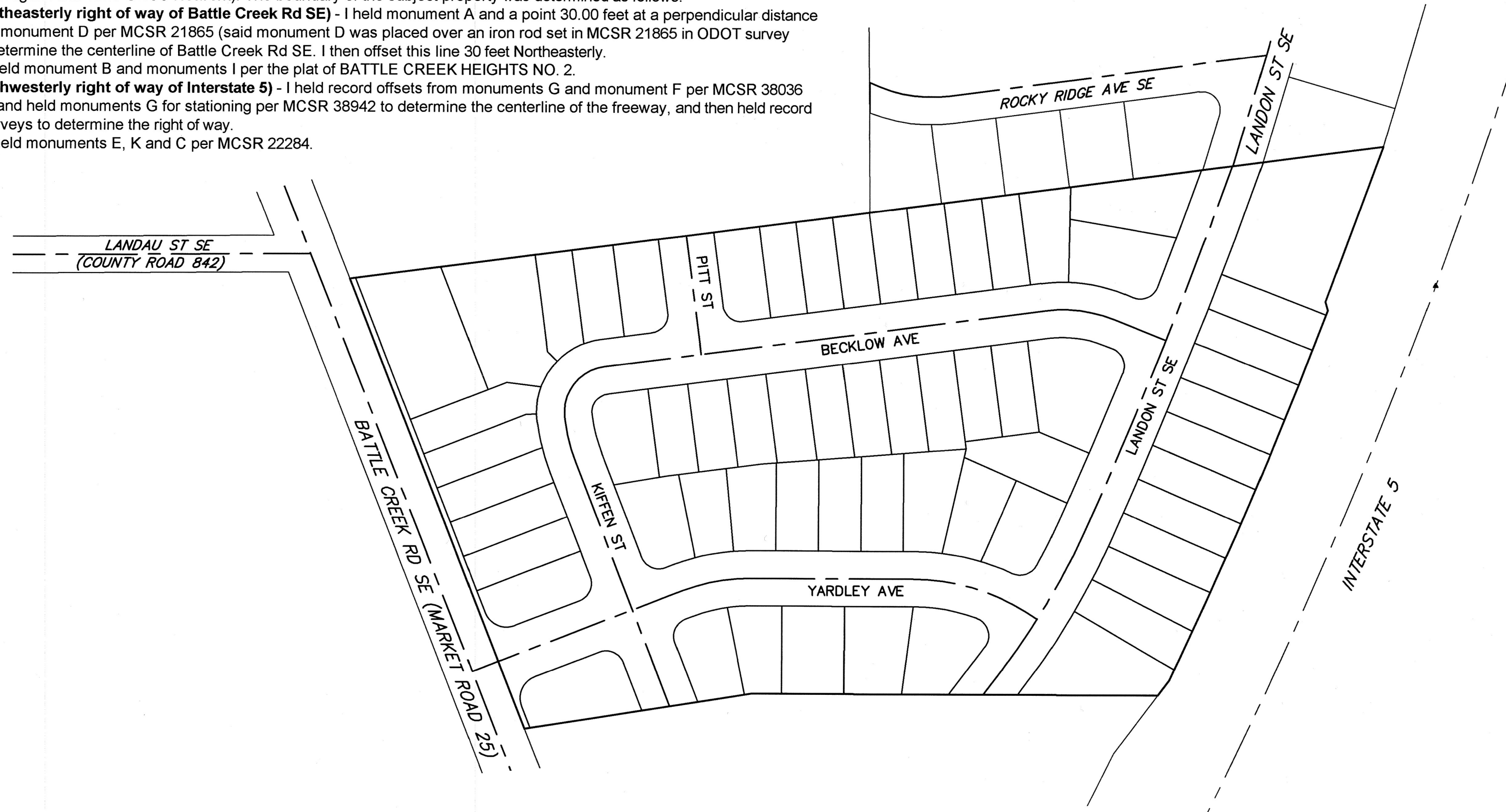
The purpose of this survey is to subdivide that property described in that instrument recorded in Reel 4340, Page 386, Marion County Deed Records, into lots and stormwater facilities and to create the streets and easements as shown hereon per City of Salem Planning Administrator File No. SUB-ADJ21-04. The Basis of Bearings used for this survey is between monuments E and K, the line being held as North 89°53'42" West per OCRS (Oregon Coordinate Reference System) Salem Zone with reference to NAD 83(2011) EPOCH 2010.00, using the ORGN (Oregon Real Time GNSS Network). The boundary of the subject property was determined as follows:

West Line (northeasterly right of way of Battle Creek Rd SE) - I held monument A and a point 30.00 feet at a perpendicular distance Northeasterly from monument D per MCSR 21865 (said monument D was placed over an iron rod set in MCSR 21865 in ODOT survey MCSR 36284) to determine the centerline of Battle Creek Rd SE. I then offset this line 30 feet Northeasterly.

North Line - I held monument B and monuments I per the plat of BATTLE CREEK HEIGHTS NO. 2.

East Line (northwesterly right of way of Interstate 5) - I held record offsets from monuments G and monument F per MCSR 38036 and MCSR 38942 and held monuments G for stationing per MCSR 38942 to determine the centerline of the freeway, and then held record offsets per said surveys to determine the right of way.

South Line - I held monuments E, K and C per MCSR 22284.



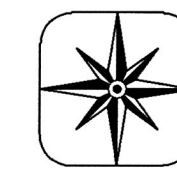
SCALE: 1" = 100'

FOUND MONUMENT LIST:

- (A) 5/8" iron rod with aluminum cap stamped "MULTI/TECH ENG.", set in [7]. Held for centerline of Battle Creek Rd SE.
- (B) 1/2" iron pipe, set in [2]. Bears S82°32'59"W 0.44' from northwest corner of subject property. Held for north line.
- (C) 5/8" iron rod, set in [3]. Found N80°52'31"E 0.10' from calculated southwest corner of subject property. Held for south line.
- (D) 5/8" iron rod with 1" brass disk stamped "ODOT", set in [4] (replaced iron rod set in [9]).
- (E) 5/8" iron rod, set in [3]. Held for south line of subject property. Bears N89°53'42"W 0.28' from calculated southeast corner of subject property.
- (F) 5/8" iron rod, shown in [10]. Held as 0.03' Northwesterly of angle point in R/W per [5].
- (G) 5/8" iron rod with yellow plastic cap stamped "ODOT R/W", set in [6]. Held for R/W.
- (H) 5/8" iron rod with yellow plastic cap stamped "LULAY LS 1827", set in [1].
- (I) 5/8" iron rod with yellow plastic cap stamped "LULAY LS 1827", set in [1]. Held for north line of subject property.
- (J) 5/8" iron rod with 2" aluminum cap stamped "LULAY LS 1827", set in [1]. Held for centerline of Landon St SE.
- (K) 5/8" iron rod, set in [3]. Held for angle point in south line of subject property.

SHEET INDEX:

SHEET 1 - SHEET INDEX, NARRATIVE, FOUND MONUMENT LIST
SHEET 2 - OVERALL BOUNDARY, LEGEND, SURVEY & DEED REFERENCES, DETAIL "A", CURVE TABLE
SHEET 3 - WEST LOTS DETAIL, LEGEND, LINE TABLE
SHEET 4 - EAST LOTS DETAIL, LEGEND
SHEET 5 - CURVE TABLE, DETAILS "B", AND "C", LEGEND
SHEET 6 - SURVEYOR'S CERTIFICATE, APPROVALS, DECLARATION, ACKNOWLEDGEMENTS



**BARKER
SURVEYING**

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FAX (503) 363-2469
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRES: 6/30/2024

RESERVE AT BATTLECREEK

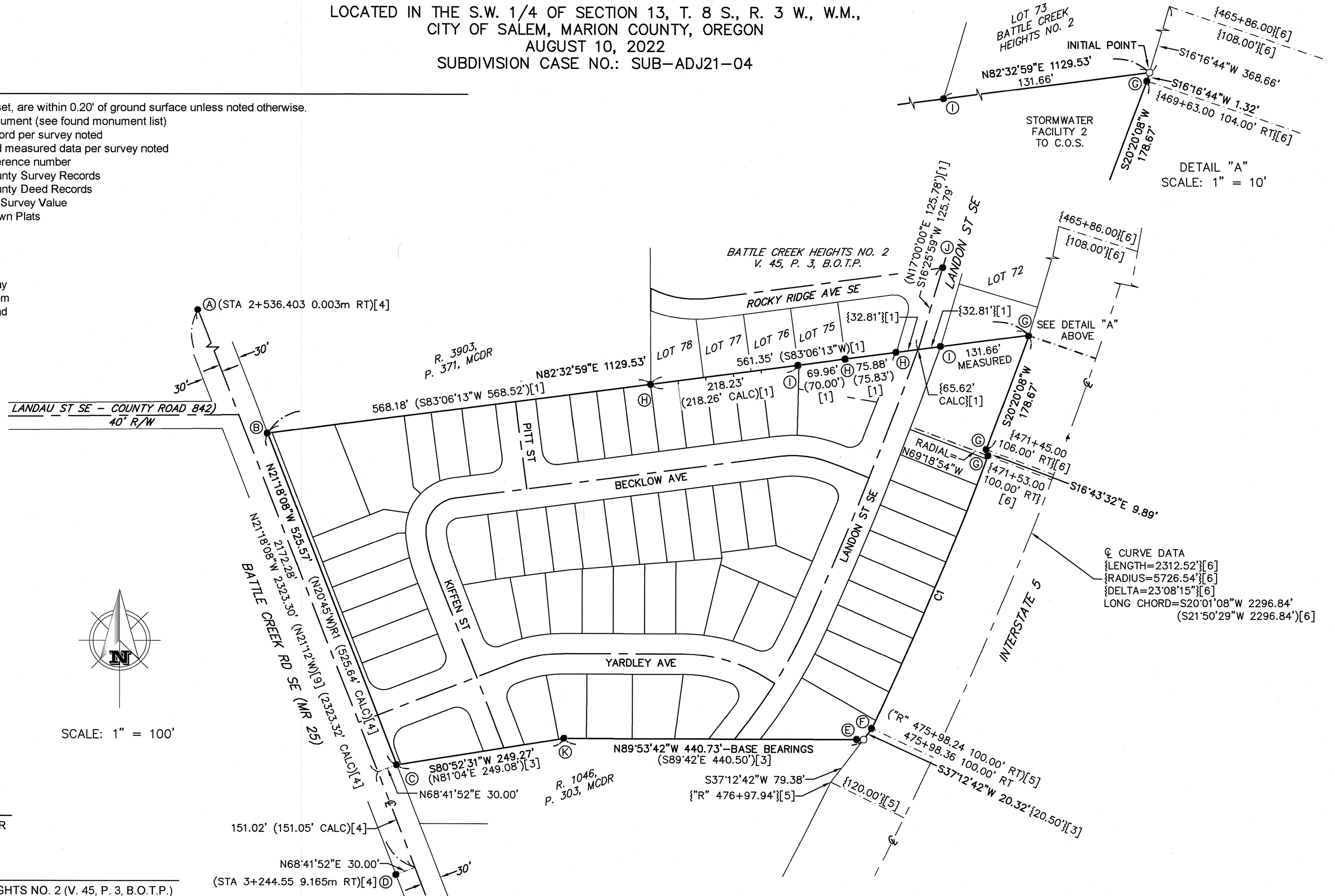
SHEET 2 OF 6

LOCATED IN THE S.W. 1/4 OF SECTION 13, T. 8 S., R. 3 W., W.M.,
CITY OF SALEM, MARION COUNTY, OREGON
AUGUST 10, 2022
SUBDIVISION CASE NO.: SUB-ADJ21-04

LEGEND:

All monuments, found or set, are within 0.20' of ground surface unless noted otherwise.

- = Found monument (see found monument list)
- () = Data of record per survey noted
- { } = Record and measured data per survey noted
- [#] = Survey reference number
- MCSR = Marion County Survey Records
- MCDR = Marion County Deed Records
- CALC = Calculated Survey Value
- B.O.T.P. = Book of Town Plats
- V. = Volume
- R. = Reel
- P. = Page
- ⊙ = Centerline
- R/W = Right of Way
- C.O.S. = City of Salem
- MR = Market Road



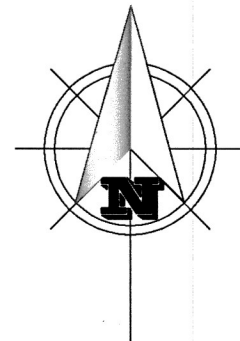
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SHEET 3 OF 6



SCALE: 1" = 40'

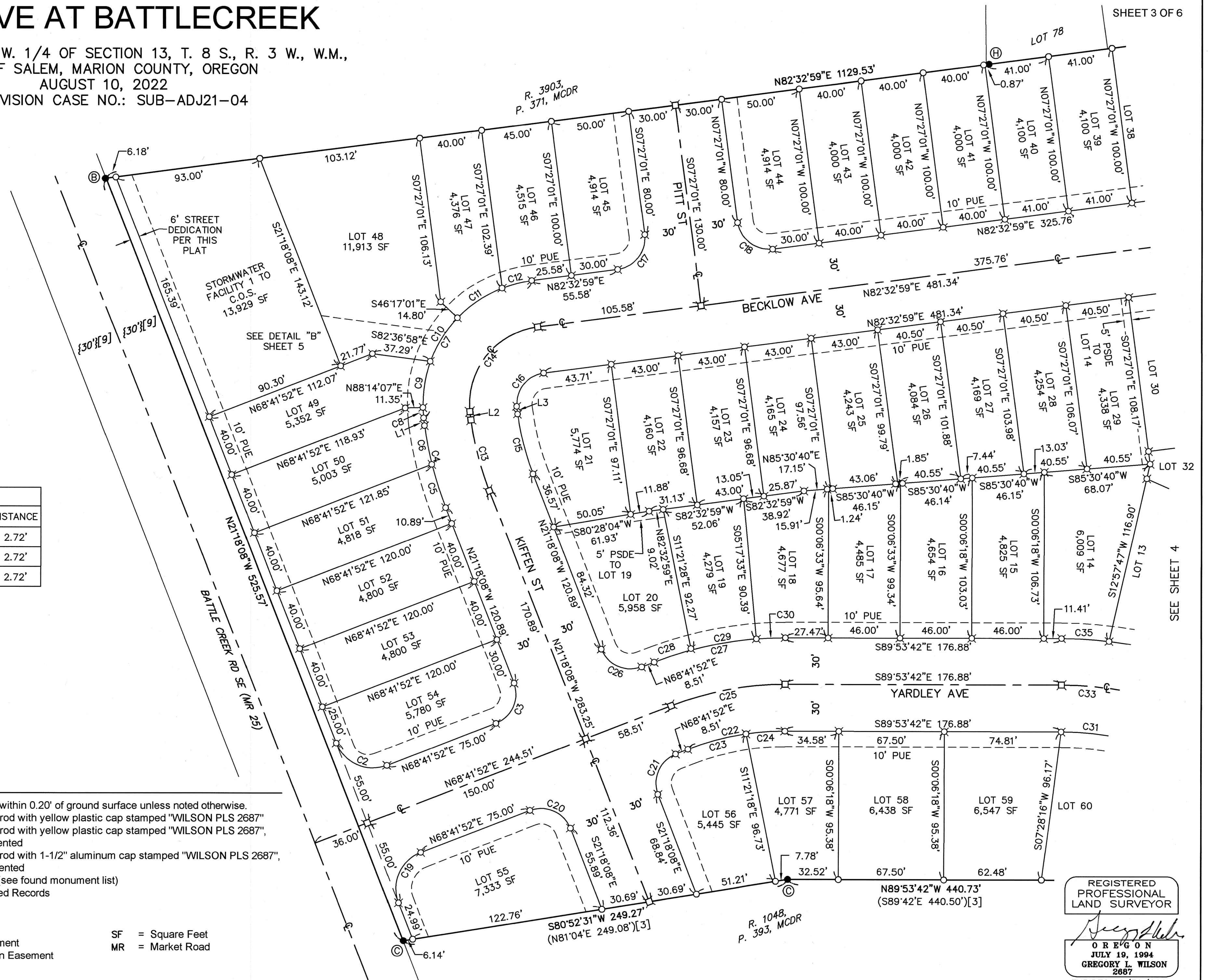
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N07°26'53"W	2.72'
L2	N07°26'53"W	2.72'
L3	N07°26'53"W	2.72'



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LEGEND:

- All monuments, found or set, are within 0.20' of ground surface unless noted otherwise.
- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
 - ⊗ = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687", to be post monumented
 - ⊠ = Set 5/8" x 30" iron rod with 1-1/2" aluminum cap stamped "WILSON PLS 2687", to be post monumented
 - = Found monument (see found monument list)
 - MCDR = Marion County Deed Records
 - R. = Reel
 - P. = Page
 - CL = Centerline
 - PUE = Public Utility Easement
 - PSDE = Private Storm Drain Easement
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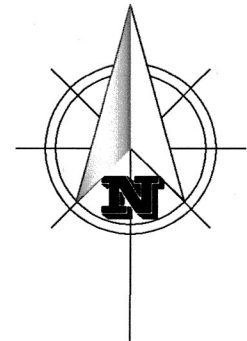
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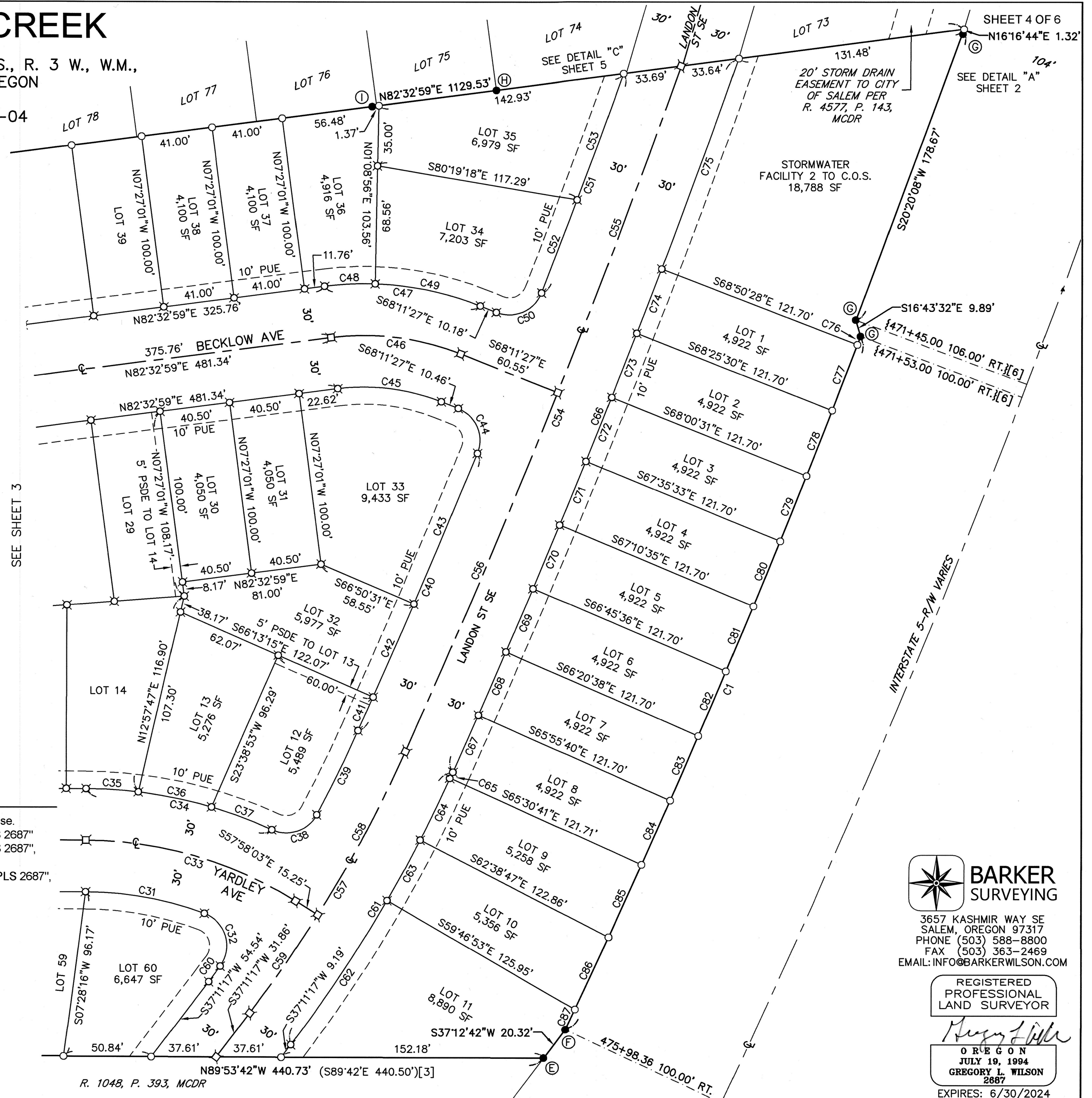
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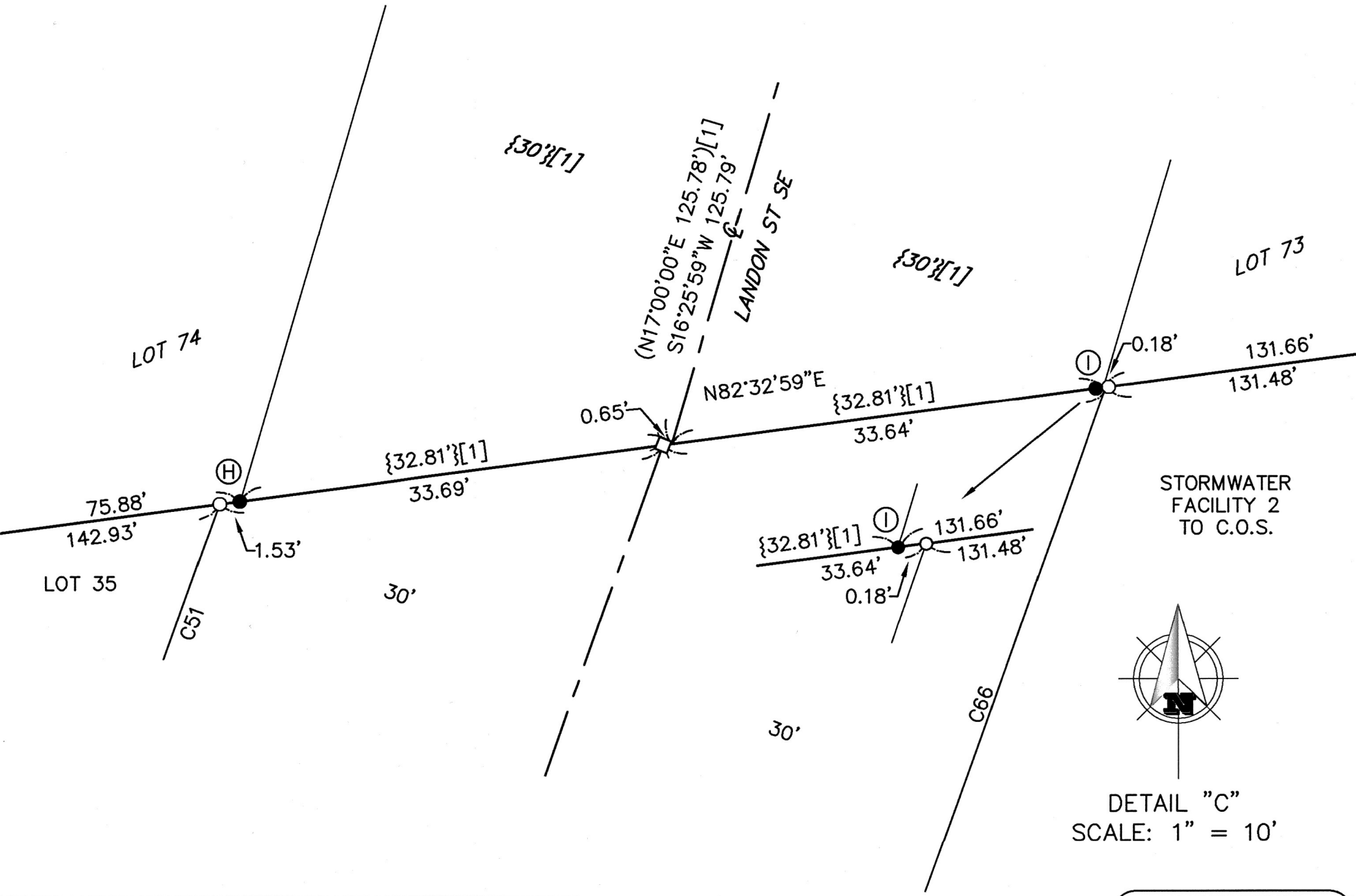
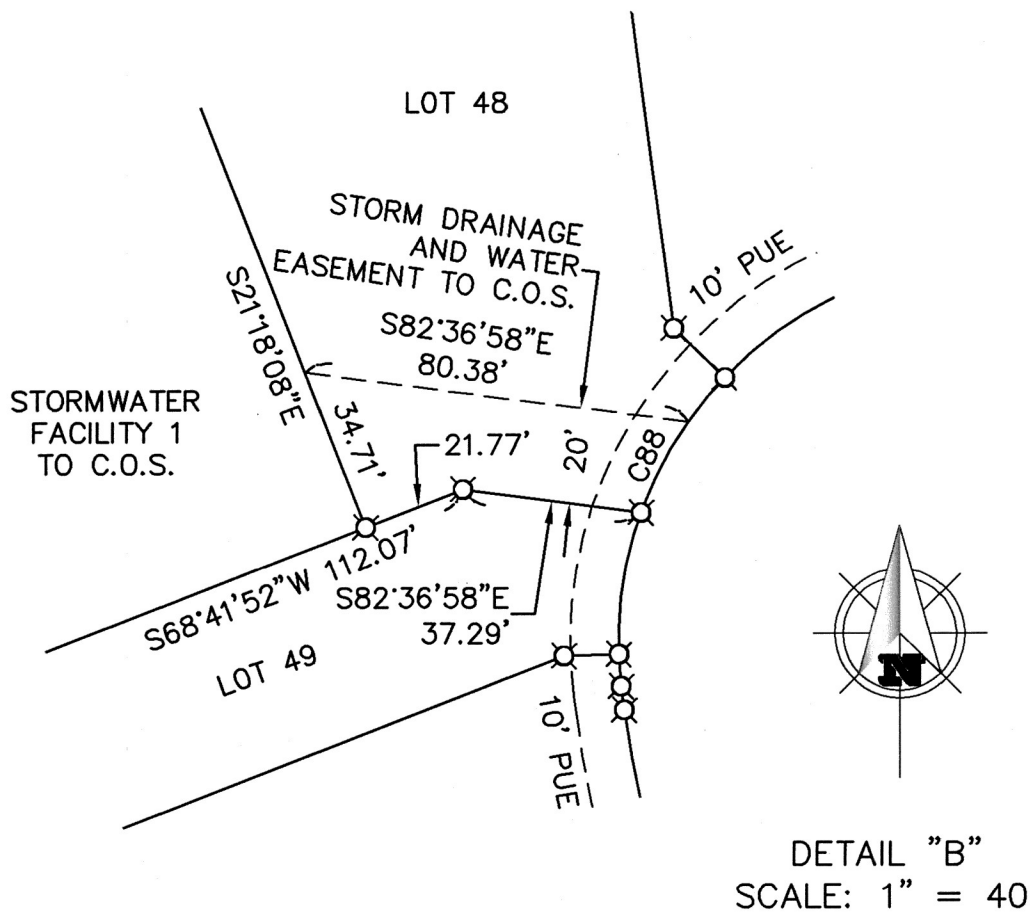
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CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
C1	5626.54'	04°27'21"	437.58'	S22°54'46"W 437.47'
C2	25.00'	90°00'00"	39.27'	S66°18'08"E 35.36'
C3	20.00'	90°00'00"	31.42'	N23°41'52"E 28.28'
C4	230.00'	13°51'15"	55.61'	N14°22'30"W 55.48'
C5	230.00'	07°16'16"	29.19'	N17°39'59"W 29.17'
C6	230.00'	06°34'59"	26.43'	N10°44'22"W 26.41'
C7	80.00'	89°59'52"	125.66'	N37°33'03"E 113.13'
C8	80.00'	05°41'12"	7.94'	N04°36'17"W 7.94'
C9	80.00'	21°37'10"	30.19'	N09°02'54"E 30.01'
C10	80.00'	23°53'06"	33.35'	N31°48'01"E 33.11'
C11	80.00'	24°45'35"	34.57'	N56°07'22"E 34.30'
C12	80.00'	14°02'50"	19.61'	N75°31'34"E 19.56'
C13	200.00'	13°51'15"	48.36'	N14°22'30"W 48.24'
C14	50.00'	89°59'52"	78.54'	N37°33'03"E 70.71'
C15	170.00'	13°51'15"	41.11'	N14°22'30"W 41.01'
C16	20.00'	89°59'52"	31.42'	N37°33'03"E 28.28'
C17	20.00'	90°00'00"	31.42'	N37°32'59"E 28.28'
C18	20.00'	90°00'00"	31.42'	N52°27'01"W 28.28'
C19	25.00'	90°00'00"	39.27'	N23°41'52"E 35.36'
C20	20.00'	90°00'00"	31.42'	S66°18'08"E 28.28'
C21	20.00'	90°00'00"	31.42'	N23°41'52"E 28.28'
C22	170.00'	21°24'25"	63.52'	N79°24'05"E 63.15'
C23	170.00'	13°00'12"	38.58'	N75°11'59"E 38.50'
C24	170.00'	08°24'13"	24.93'	N85°54'11"E 24.91'
C25	200.00'	21°24'25"	74.72'	N79°24'05"E 74.29'
C26	20.00'	90°00'36"	31.42'	N66°17'50"W 28.29'
C27	230.00'	21°24'25"	85.93'	N79°24'05"E 85.43'
C28	230.00'	06°13'27"	24.99'	N71°48'36"E 24.97'
C29	230.00'	10°34'41"	42.46'	N80°12'40"E 42.40'
C30	230.00'	04°36'17"	18.48'	N87°48'09"E 18.48'
C31	200.00'	20°08'34"	70.31'	S79°49'25"E 69.95'
C32	20.00'	106°04'02"	37.02'	S16°43'07"E 31.96'
C33	230.00'	31°55'39"	128.16'	S73°55'53"E 126.51'
C34	260.00'	24°28'19"	111.05'	S77°39'32"E 110.21'
C35	260.00'	06°43'16"	30.50'	N86°32'04"W 30.48'
C36	260.00'	09°30'52"	43.17'	N78°25'00"W 43.13'
C37	260.00'	08°14'12"	37.38'	S69°32'29"E 37.34'
C38	20.00'	86°20'24"	30.14'	S71°24'25"W 27.37'
C39	740.00'	04°12'46"	54.41'	S26°07'50"W 54.40'
C40	5444.84'	01°50'39"	175.24'	S23°06'08"W 175.23'
C41	5444.84'	00°13'28"	21.33'	S23°54'43"W 21.33'
C42	5444.84'	00°37'17"	59.04'	S23°29'21"W 59.04'
C43	5444.84'	00°59'54"	94.87'	S22°40'45"W 94.87'
C44	20.00'	90°22'15"	31.55'	S23°00'19"E 28.38'
C45	120.00'	29°15'34"	61.28'	S82°49'14"E 60.62'
C46	150.00'	29°15'34"	76.60'	S82°49'14"E 75.77'
C47	180.00'	29°15'34"	91.92'	N82°49'14"W 90.93'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
C48	180.00'	09°21'00"	29.37'	S87°13'29"W 29.34'
C49	180.00'	19°54'34"	62.55'	N78°08'44"W 62.23'
C50	20.00'	90°41'07"	31.66'	S66°28'00"W 28.45'
C51	5444.84'	01°25'45"	135.80'	S20°24'34"W 135.80'
C52	5444.84'	00°36'30"	57.81'	S20°49'11"W 57.81'
C53	5444.84'	00°49'15"	78.00'	S20°06'19"W 78.00'
C54	5474.84'	04°29'25"	429.05'	S21°46'45"W 428.94'
C55	5474.84'	02°07'10"	202.52'	S20°35'37"W 202.51'
C56	5474.84'	02°22'15"	226.53'	S22°50'20"W 226.51'
C57	770.00'	13°09'50"	176.91'	S30°36'22"W 176.52'
C58	770.00'	08°00'22"	107.60'	S28°01'38"W 107.51'
C59	770.00'	05°09'28"	69.32'	S34°36'33"W 69.29'
C60	740.00'	00°52'23"	11.28'	S36°45'06"W 11.28'
C61	800.00'	13°09'50"	183.80'	S30°36'22"W 183.40'
C62	800.00'	07°11'22"	100.38'	S33°35'36"W 100.32'
C63	800.00'	02°51'54"	40.00'	S28°33'58"W 40.00'
C64	800.00'	02°51'54"	40.00'	S25°42'04"W 40.00'
C65	800.00'	00°14'40"	3.41'	S24°08'47"W 3.41'
C66	5504.84'	04°38'57"	446.67'	S21°41'59"W 446.55'
C67	5504.84'	00°22'51"	36.59'	S23°50'02"W 36.59'
C68	5504.84'	00°24'59"	40.00'	S23°26'07"W 40.00'
C69	5504.84'	00°24'59"	40.00'	S23°01'08"W 40.00'
C70	5504.84'	00°24'59"	40.00'	S22°36'09"W 40.00'
C71	5504.84'	00°24'59"	40.00'	S22°11'10"W 40.00'
C72	5504.84'	00°24'59"	40.00'	S21°46'11"W 40.00'
C73	5504.84'	00°24'59"	40.00'	S21°21'13"W 40.00'
C74	5504.84'	00°24'59"	40.00'	S20°56'14"W 40.00'
C75	5504.84'	01°21'14"	130.08'	S20°03'07"W 130.08'
C76	5626.54'	00°03'12"	5.24'	S20°42'42"W 5.24'
C77	5626.54'	00°24'59"	40.88'	S20°56'47"W 40.88'
C78	5626.54'	00°24'59"	40.88'	S21°21'46"W 40.88'
C79	5626.54'	00°24'59"	40.88'	S21°46'45"W 40.88'
C80	5626.54'	00°24'59"	40.88'	S22°11'44"W 40.88'
C81	5626.54'	00°24'59"	40.88'	S22°36'42"W 40.88'
C82	5626.54'	00°24'59"	40.88'	S23°01'41"W 40.88'
C83	5626.54'	00°24'59"	40.88'	S23°26'40"W 40.88'
C84	5626.54'	00°24'59"	40.88'	S23°51'39"W 40.88'
C85	5626.54'	00°28'11"	46.13'	S24°18'14"W 46.13'
C86	5626.54'	00°28'19"	46.33'	S24°46'29"W 46.33'
C87	5626.54'	00°07'49"	12.80'	N25°04'33"E 12.80'
C88	80.00'	15°18'03"	21.36'	N27°30'30"E 21.30'

LEGEND:

- All monuments, found or set, are within 0.20' of ground surface unless noted otherwise.
- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
 - = Set 5/8" x 30" iron rod with 1-1/2" aluminum cap stamped "WILSON PLS 2687", to be post monumented
 - ⊗ = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687", to be post monumented
 - = Found monument (see found monument list)
 - PUE = Public Utility Easement
 - C.O.S. = City of Salem
 - { } = Record and measured data per survey noted
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SHEET 6 OF 6

LOCATED IN THE S.W. 1/4 OF SECTION 13, T. 8 S., R. 3 W., W.M.,
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AUGUST 10, 2022
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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, situated in the southwest one-quarter of Section 13, 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 by a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687" set at the northeast corner of that property described in that instrument recorded in Reel 4340, Page 386, Marion County Deed Records, said point being on the southerly line of Lot 73, BATTLE CREEK HEIGHTS NO. 2, as platted and recorded in Volume 45, Page 3, Book of Town Plats for Marion County, Oregon, said point being North 82°32'59" East 131.67 feet from the southwest corner of said Lot 73, said point being on the northwesterly right of way of Interstate 5; and running thence along said northwesterly right of way the following five courses:

South 16°16'44" West 1.32 feet to a point 104.00 feet Northwesterly and opposite Engineer's Centerline Station 469+63.00 (as shown in MCSR 38942); thence South 20°20'08" West 178.67 feet to a point 106.00 feet Northwesterly and opposite Engineer's Centerline Station 471+45.00 (as shown in MCSR 38942);

thence South 16°43'32" East 9.89 feet to a point 100.00 feet Northwesterly and opposite Engineer's Centerline Station 471+53.00 (as shown in MCSR 38942) and the beginning of a non-tangent curve concave to the Northwest;

thence along the arc of a 5626.54-foot radius curve to the right (whose radius point bears North 69°18'54" West and the chord of which bears South 22°54'46" West 437.47 feet) 437.58 feet to a point 100.00 feet Northwesterly and opposite Engineer's Centerline Station "R" 475+98.36;

thence South 37°12'42" West 20.32 feet to the southeast corner of said property described in Reel 4340, Page 386;

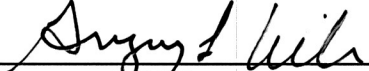
thence North 89°53'42" West 440.73 feet along the south line of said property to an angle point thereof;

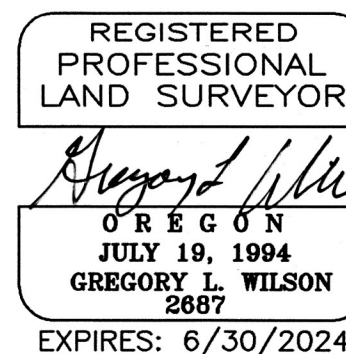
thence South 80°52'31" West 249.27 feet along said south line to the southwest corner of said property, said point being on the northeasterly right of way of Battle Creek Road NE at a perpendicular distance of 30.00 feet Northeasterly of the centerline of said road;

thence North 21°18'08" West 525.57 feet along said northeasterly right of way to the northwest corner of said property;

thence North 82°32'59" East 1129.53 feet along the north line of said property to the Point of Beginning, containing 11.14 acres of land, more or less.

In accordance with ORS 92.070(2), I hereby certify that the remaining monuments within this subdivision will be set within 90 calendar days following the completion of paving of improvements, or within 2 years following the original plat recording, whichever comes first, in accordance with ORS 92.060(5).


Gregory L. Wilson
Registered Professional Land Surveyor No. 2687
License expires June 30, 2024



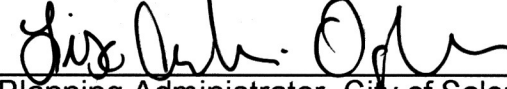
REMAINING CORNER MONUMENTATION

In accordance with ORS 92.070, the interior corners and street centerlines of this subdivision have been correctly set with proper monuments. An affidavit has been prepared regarding the setting of said monuments and is recorded in Reel _____, Page _____, Records for Marion County, Oregon.

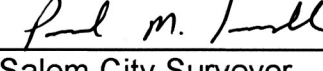
Marion County Surveyor

Date

THE WITHIN PLAT IS HEREBY APPROVED AND DEDICATION ACCEPTED:


Planning Administrator, City of Salem
File No. SUB-ADJ21-04

12/8/2022
Date


Salem City Surveyor

12/06/2022
Date

Marion County Assessor

Date

Marion County Board of Commissioners
Chairperson or Vice-Chairperson

Date

Taxes and assessments on the above described property as provided by ORS 92.095, have been paid through _____.

Marion County Tax Collector

Date

STATE OF OREGON

S.S.

COUNTY OF MARION

I do hereby certify that the attached Subdivision Plat was received for recording on the _____ day of _____, 20____, at _____ .m. o'clock and recorded in the Book of Town Plats, Volume _____, Page _____. It is recorded in Marion County Deed Records in Reel _____, at Page _____.

Bill Burgess, Marion County Clerk

By: _____
Deputy County Clerk

PLAT NOTES


- 1) Planning Administration Conditions of Approval pertaining to this Subdivision Plat recorded in Reel 4559, Page 134, Records for Marion County, Oregon.
- 2) 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.
- 3) An improvement agreement has been recorded in Reel 4551, Page 475, Records for Marion County, Oregon.
- 4) The storm water facilities shall be conveyed to the City of Salem by a separate instrument.
- 5) An affidavit of consent by Alera Management Group, LLC, an Oregon limited liability company, being the beneficiary of that Commercial Deed of Trust recorded in Reel 4540, Page 239, Marion County Deed Records, has been recorded in Reel _____, Page _____, Marion County Deed Records. Assignment of Rents, given in connection with the above Deed of Trust is recorded in Reel 4540, Page 240, Marion County Deed Records.
- 6) Limited access provisions to the relocated Pacific Highway (Interstate 5) are contained in Volume 442, Page 248 and Reel 3826, Page 77, Marion County Deed Records.

DECLARATION:

Know all people by these presents that STATE STREET HOMES, INC, an Oregon corporation, being the owner of the land described in the Surveyor's Certificate hereon made and desiring to dispose of the same into lots and Stormwater Facilities has caused the same to be platted and surveyed in accordance with the provisions of O.R.S. Chapter 92. We hereby dedicate the streets as shown hereon to the public forever. We hereby grant the easements as shown hereon. We hereby acknowledge the Plat Notes shown on this sheet.

In witness whereof, I set my hand and seal this 15 day of November 2022

STATE STREET HOMES, INC, an Oregon corporation

By: 
Mark Wilde, Secretary

STATE OF OREGON

S.S.

COUNTY OF Marion


This instrument was acknowledged before me this 15 day of November, 2022, by Mark Wilde, as Secretary of STATE STREET HOMES, INC, an Oregon corporation, being the identical person described in the above instrument and who personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes stated therein and without fear or compulsion from anyone.


NOTARY PUBLIC - OREGON

Brandy Ryan
(PRINT NAME)

COMMISSION NO. 1018020

MY COMMISSION EXPIRES OCTOBER 18, 2025

 **BARKER
SURVEYING**
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SALEM, OREGON 97317
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FAX (503) 363-2469
EMAIL: INFO@BARKERWILSON.COM