

PARTITION PLAT NO. 2021-64

LOCATED IN THE N.E. 1/4 OF SECTION 1, T. 7 S., R. 3 W. AND IN THE N.W. 1/4 OF SECTION 6, T. 7 S., R. 2 W., W.M.
MARION COUNTY, OREGON
MARCH 17, 2021
PARTITION CASE NO. 20-022

NARRATIVE:

The purpose of this survey is to partition that property described in Reel 1146, Page 624, Marion County Deed Records, into two parcels per Marion County Partition Case No. 20-022. The Basis of Bearings used was between monuments A per the Oregon Coordinate Reference System, SALEM ZONE- NAD83 (2011), Epoch 2010.00, the bearing being South 89°41'34" East. An offset of 20.00 feet Southerly from this line and extended Easterly was held for the north line of this partition plat.

To determine the west line of the subject property, I held monument D and a point 0.20' Easterly from monument L per MCSR 37039. To determine the south line, I held monuments L and J. To determine the east line of Tract A in Reel 1146, Page 624 I held monuments M and H along the west line of the plat of HAYSVILLE GARDEN AMENDED PLAT. To determine the Southerly north line of the subject property, I held monuments E and G. To determine the overall boundary portion of the east line of Tract C in Reel 1146, Page 624 I held monuments C and E.

DEED REFERENCES:

R1 REEL 1146, PAGE 624, MCDR

SURVEY REFERENCES:

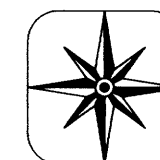
- [1] HAYSVILLE GARDENS (VOLUME 14, PAGE 45, BOTP)
- [2] HAYSVILLE GARDENS AMENDED PLAT (VOLUME 14, PAGE 55, BOTP)
- [3] MCSR 9614
- [4] MCSR 18571
- [5] MCSR 26613
- [6] MCSR 36009
- [7] MCSR 37039

FOUND MONUMENT LIST:

- | | |
|---|---|
| (A) 5/8" iron rod with 2-1/4" aluminum cap, set in MCSR 36009. Held for centerline of Blossom Dr NE | (C) 5/8" iron rod, set in MCSR 26613. Held for most southerly north line. |
| (B) 3/4" iron pipe, down 0.7', set in HAYSVILLE GARDENS. Held for east line of subject property. Found N00°00'04"W 0.07' from angle point right of way. | (H) 1/2" iron pipe, down 0.7', set in HAYSVILLE GARDENS. Held for east line of subject property. |
| (C) 5/8" iron rod, set in MCSR 26613, found N00°04'26"W 0.19' from calculated corner. Held for east line of subject property. | (I) 1/2" iron rod, down 0.5', set in HAYSVILLE GARDENS. Lies 0.14' Easterly of east line of subject property. |
| (D) 5/8" iron rod with yellow plastic cap stamped "LAND MARKERS", set in MCSR 37039. Held for west line of subject property. | (J) 1" iron pipe, up 0.7', set in MCSR 9614. Lies N89°42'19"W 1.03' from corner. Held for south line. |
| (E) 5/8" iron rod, set in MCSR 26613. Held for angle point of boundary. | (K) 5/8" iron rod, set in MCSR 26613. On south line of subject property. |
| (F) 1/2" iron pipe, down 0.5', set in HAYSVILLE GARDENS AMENDED PLAT. Found 0.11' Westerly of west line of plat. | (L) 5/8" iron rod, set in 26613. Held as 0.20' West per MCSR 37039. |

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"
 - = Found monument (see found monument list)
 - () = Data of record per survey noted
 - { } = Record and measured data per survey noted
 - MCSR = Marion County Survey Records
 - MCDR = Marion County Deed Records
 - CALC = Calculated Survey Value
 - BOTP = Book of Town Plats
 - SQ.FT. = Square Feet



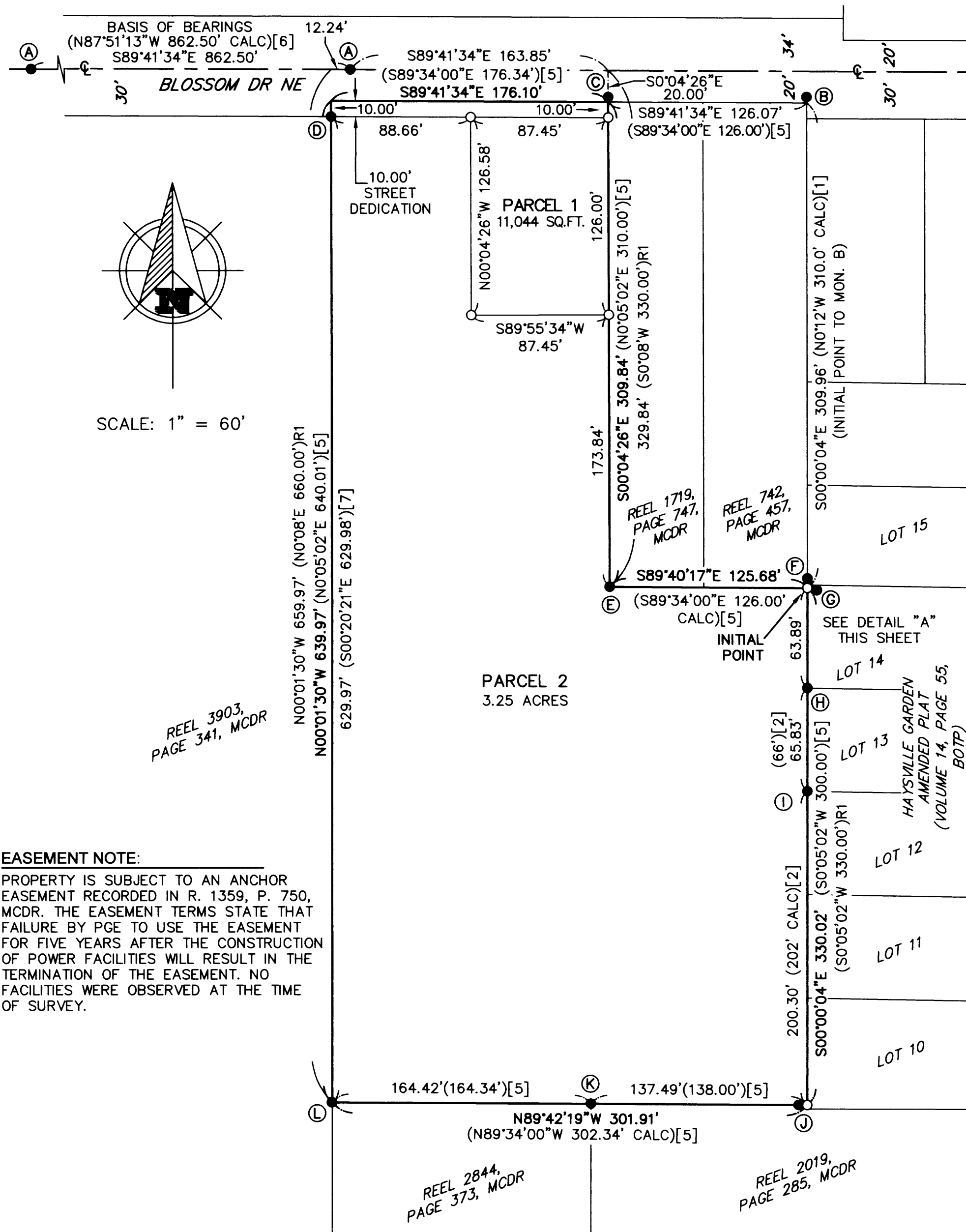
**BARKER
SURVEYING**

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: INFO@BARKERWILSON.COM

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

EXPIRES: 6/30/2022



EASEMENT NOTE:

PROPERTY IS SUBJECT TO AN ANCHOR EASEMENT RECORDED IN R. 1359, P. 750, MCDR. THE EASEMENT TERMS STATE THAT FAILURE BY PGE TO USE THE EASEMENT FOR FIVE YEARS AFTER THE CONSTRUCTION OF POWER FACILITIES WILL RESULT IN THE TERMINATION OF THE EASEMENT. NO FACILITIES WERE OBSERVED AT THE TIME OF SURVEY.

2021-64

SHEET 2 OF 2

PARTITION PLAT NO. 2021-64

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MARION COUNTY, OREGON
MARCH 17, 2021
PARTITION CASE NO. 20-022

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 northeast one-quarter of Section 1, Township 7 South, Range 3 West and in the northwest one-quarter of Section 6, Township 7 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, being described as follows:

Beginning at the Initial Point of this partition plat, said point being marked with a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687" set at the northeast corner of that property described as Tract A in that instrument recorded in Reel 1146, Page 624, Marion County Deed Records, said point recorded as being North 20.02 chains and Westerly 685.46 feet and South 0°05'2" West 330.00 feet from the southeast corner of the Janet Pugh Donation Land Claim No. 50 in said Township 7 South, Range 2 West, said point also being North 00°00'04" West 63.89 feet from a 1/2-inch iron pipe marking the southwest corner of Lot 14, HAYSVILLE GARDENS AMENDED PLAT, as platted and recorded in Volume 14, Page 55, Book of Town Plats for Marion County, Oregon; and running thence:

South 00°00'04" East 330.02 feet along the east line of said property to the southeast corner of said Tract A;


thence North 89°42'19" West 301.91 feet along the south line of said Tract A and the south line of Tracts B and C described in said Reel 1146, Page 624 to the southwest corner of said Tract C;

thence North 00°01'30" West 639.97 feet along the west line of said Tract C to a point on the south right of way of Blossom Drive NE, said point being 20.00 feet Southerly at a perpendicular distance from the center line of said Blossom Drive NE;

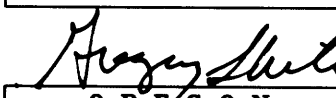
thence South 89°41'34" East 176.10 feet along said south right of way to a point on the east line of the aforementioned Tract C;

thence South 00°04'26" East 309.84 feet along said east line to a point on the north line of the aforementioned Tract B in said Reel 1146, Page 624;

thence South 89°40'17" East 125.68 feet along said north line and the north line of the aforementioned Tract A in said Reel 1146, Page 624 to the Point of Beginning, containing 3.54 acres of land, more or less.

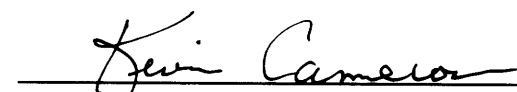

Gregory L. Wilson
Registered Professional Land Surveyor No. 2687
License expires June 30, 2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR


O R E G O N
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRES: 6/30/2022

ACCEPTANCE OF DEDICATION:


Chairperson or Vice-chairperson
Marion County Board of Commissioners

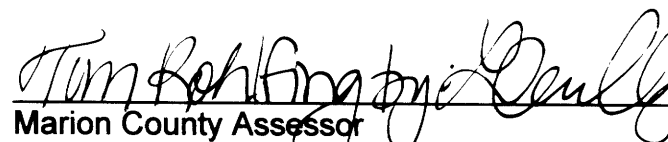
THE WITHIN PLAT IS HEREBY APPROVED:


Marion County Planning Commission Director
Partition Case No.: 20-022

08/26/2021
Date


Marion County Surveyor

08/26/2021
Date


Marion County Assessor

8-31-2021
Date

Taxes and assessments on the above described property, as provided by ORS 92.095, have been paid in full through 30 June 2022


Marion County Tax Collector

8-30-2021
Date

STATE OF OREGON

S.S.

COUNTY OF MARION

I do hereby certify that the attached Partition Plat No. 2021-64 was received for recording on the 31 day of August, 2021, at 10:45 A.M. o'clock and recorded in Record of Partition Plats. Also referenced in Marion County Deed Records in Reel 4534, at Page 64.

Bill Burgess, Marion County Clerk


Deputy County Clerk

An affidavit of consent by Pioneer Trust Bank, N.A., being the mortgagee for that mortgage recorded in Reel 4379, Page 167, Marion County Deed Records, has been recorded in Reel 4534 Page 63, Marion County Deed Records.

DECLARATION:

Know all people by these presents that Blossom Gardens Apartments LLC, an Oregon limited liability company, being the owner of the land described in the Surveyor's Certificate hereon made and desiring to dispose of the same in lots, has caused the same to be subdivided and surveyed as shown on the attached map, in accordance with the provisions of ORS Chapter 92. We hereby dedicate the streets as shown on the attached map.

In witness whereof, I set my hand and seal this 20 day of August 2021.

Blossom Gardens Apartments LLC

By: Clutch Multifamily, LLC, Member

By: 
Terence Christian Blackburn, Manager

STATE OF OREGON

S.S.

COUNTY OF Marion

This instrument was acknowledged before me this 20 day of August, 2021, by Terence Christian Blackburn as Manager of Clutch Multifamily, LLC, being the identical person described in the above instrument and who personally acknowledged to me that he executed the same freely and voluntarily for the uses and purposes stated therein and without fear or compulsion from anyone.


NOTARY PUBLIC - OREGON

Sandra Lee Sladick
(PRINT NAME)

COMMISSION NO. 970097A

MY COMMISSION EXPIRES January 1, 2022



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