

H47-78

# KUEBLER GATEWAY

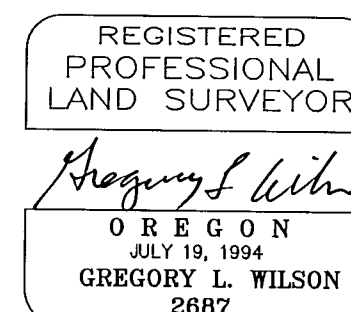
LOCATED IN THE SE 1/4 OF SEC. 11 & SW 1/4 OF SEC. 12,  
TOWNSHIP 8 SOUTH, RANGE 3 WEST, W.M., IN THE CITY OF SALEM,  
MARION COUNTY, OREGON  
AUGUST 8, 2015

SHEET 1 OF 5

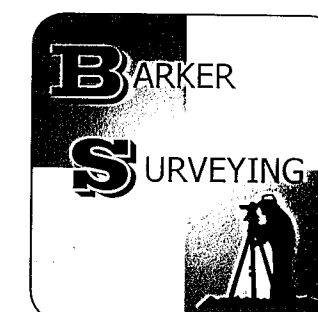
V. 47, P. 78

## SHEET INDEX:

SHEET 1 - COVER SHEET  
SHEET 2 - BOUNDARY SURVEY, NARRATIVE, REFERENCES, LEGEND, CURVE TABLE, DETAIL "A"  
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SHEET 4 - DETAILS "B" AND "C"  
SHEET 5 - SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGEMENTS, APPROVALS.



EXPIRATION DATE: 6-30-2016

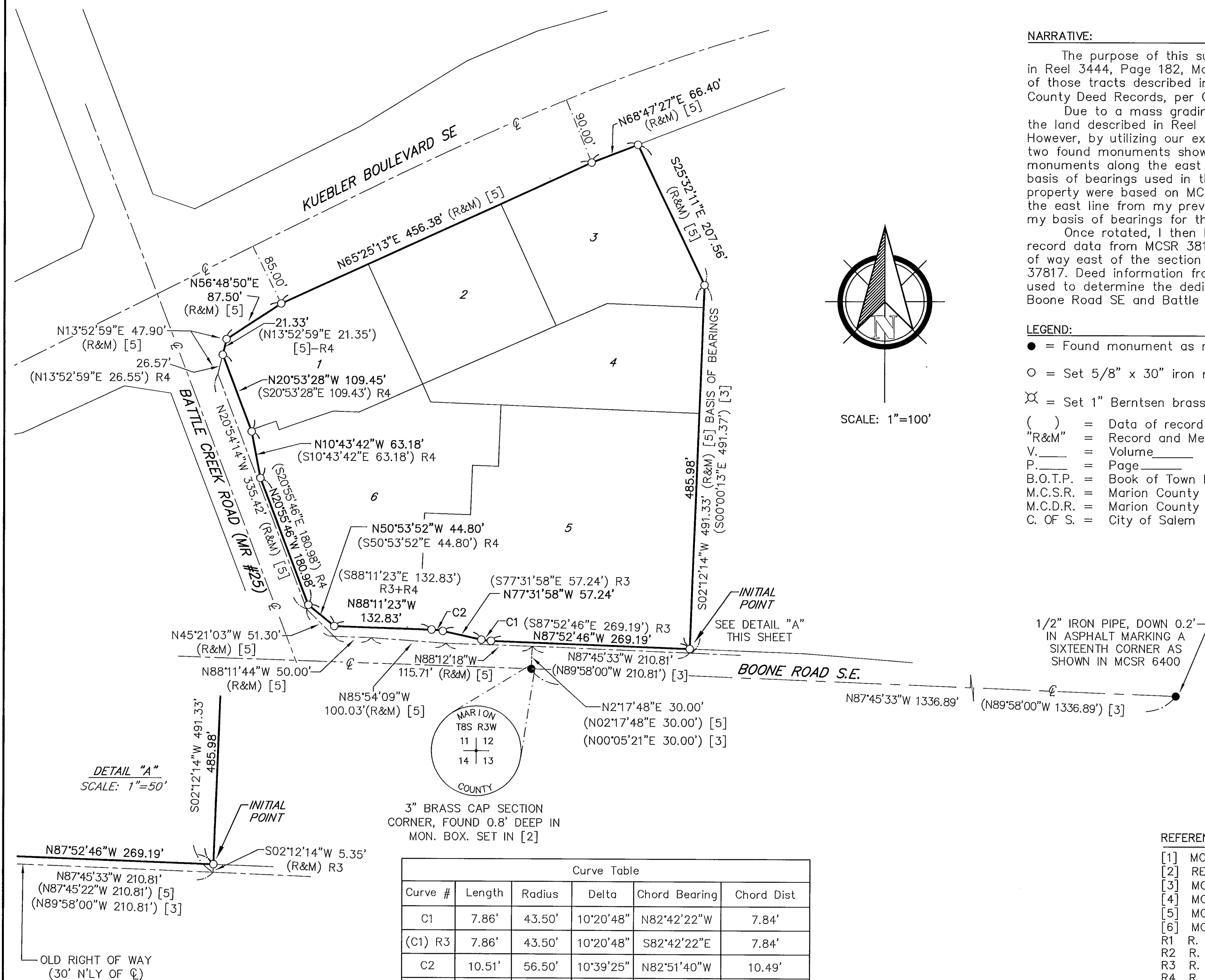


BARKER SURVEYING  
3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 363-2469  
EMAIL: INFO@BARKERWILSON.COM

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AUGUST 8, 2015

SHEET 2 OF 5



## NARRATIVE:

The purpose of this survey is to subdivide that portion of that property described in Reel 3444, Page 182, Marion County Deed Records, which remains after the dedication of those tracts described in Reel 3492, Page 155 and Reel 3476, Page 47, Marion County Deed Records, per City of Salem Planner's File No. 14-01.

Due to a mass grading project, all original monuments marking the boundary of the land described in Reel 3444, Page 182, Marion County Deed Records, were destroyed. However, by utilizing our existing survey control from MCSR 37817 which includes the two found monuments shown on this map, I reestablished the positions of the destroyed monuments along the east line of the subject property as per MCSR 37817. Since the basis of bearings used in the deeds that dedicated those portions of the original property were based on MCSR 38160, I made a decision to rotate the bearings along the east line from my previous survey to that from MCSR 38160, which I now show as my basis of bearings for this plat.

Once rotated, I then laid out the original boundary of the subject property per record data from MCSR 38160, with the exception of the course along the 30-foot right of way east of the section line, which was calculated by my record angle from MCSR 37817. Deed information from said Reel 3492, Page 155 and Reel 3476, Page 47 were used to determine the dedicated portions accordingly for the new right of way along Boone Road SE and Battle Creek Road as shown.

## LEGEND:

● = Found monument as noted

○ = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"

⊗ = Set 1" Berntsen brass cap stamped "WILSON PLS 2687"

( ) = Data of record

"R&M" = Record and Measured survey value

V. = Volume

P. = Page

B.O.T.P. = Book of Town Plats

M.C.S.R. = Marion County Survey Records

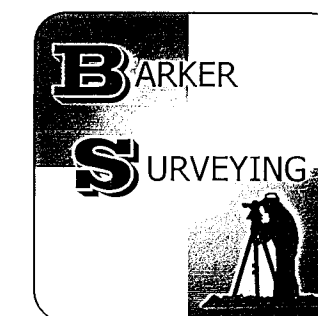
M.C.D.R. = Marion County Deed Records

C. OF S. = City of Salem

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

EXPIRATION DATE: 6-30-2016



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## REFERENCES:

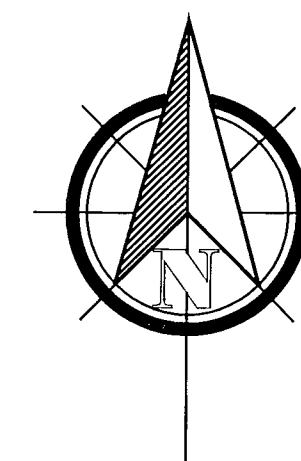
- [1] MCSR 1689
- [2] REMON. BOOK 4409, PAGE 98 - "X"
- [3] MCSR 37817
- [4] MCSR 38045
- [5] MCSR 38160
- [6] MCSR 6400
- R1 R. 3337, P. 174, M.C.D.R.
- R2 R. 3444, P. 182, M.C.D.R.
- R3 R. 3492, P. 155, M.C.D.R.
- R4 R. 3476, P. 47, M.C.D.R.

H47-78

SHEET 3 OF 5

# KUEBLER GATEWAY

LOCATED IN THE SE 1/4 OF SEC. 11 & SW 1/4 OF SEC. 12,  
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AUGUST 8, 2015

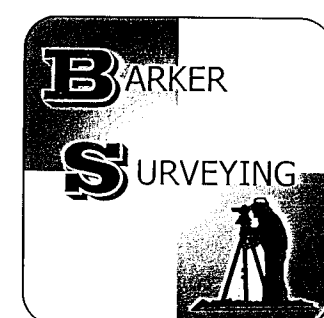


SCALE: 1" = 50'

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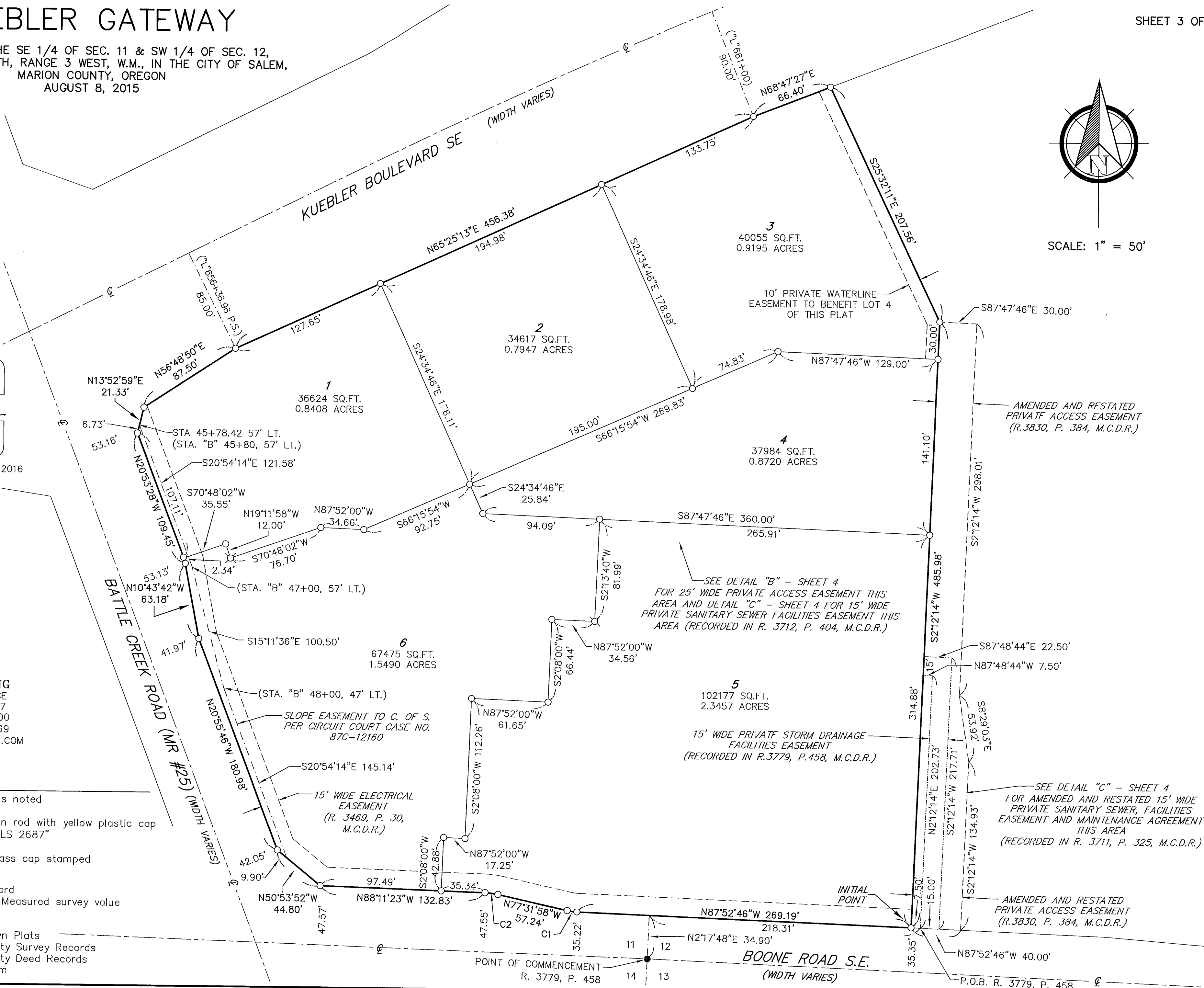
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## LEGEND:

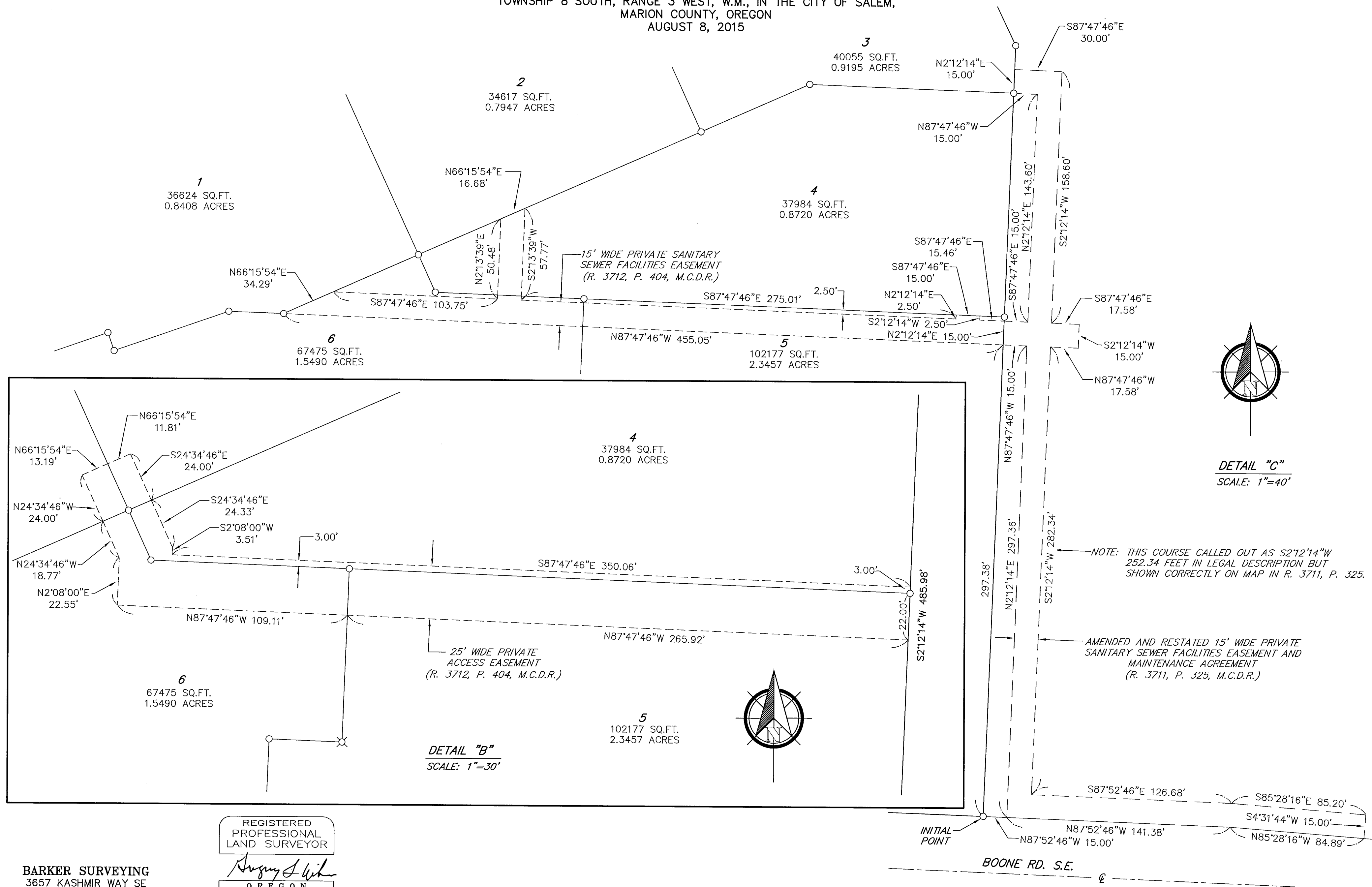
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- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
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# KUEBLER GATEWAY

SHEET 4 OF 5

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TOWNSHIP 8 SOUTH, RANGE 3 WEST, W.M., IN THE CITY OF SALEM,  
MARION COUNTY, OREGON  
AUGUST 8, 2015

## SURVEYOR'S CERTIFICATE:

I, Gregory L. Wilson, being first duly sworn, depose and say that I have surveyed and marked with proper monuments the land shown hereon and described as follows:

Beginning at the Initial Point of this subdivision, said point being marked by a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687" on the east line of that property described in that instrument recorded in Reel 3444, Page 182, Marion County Deed Records, said point being the northeast corner of that tract of land conveyed to the City of Salem by warranty deed recorded in Reel 3492, Page 155, Marion County Deed Records, said point recorded as being North 02°17'48" East 30.00 feet and South 87°45'22" East 210.81 feet and North 02°12'14" East 5.35 feet from the corner common to Sections 11, 12, 13 and 14, Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; and running thence along the north line of said City of Salem tract and the north and northeasterly line of that tract of land conveyed to the City of Salem by warranty deed recorded in Reel 3476, Page 47, Marion County Deed Records:

North 87°52'46" West 269.19 feet to a point of curvature;  
thence Northwesterly along the arc of a 43.50-foot radius curve to the right (the chord of which bears North 82°42'22" West 7.84 feet) 7.86 feet to a point of tangency;  
thence North 77°31'58" West 57.24 feet to a point of curvature;  
thence Northwesterly along the arc of a 56.50-foot radius curve to the left (the chord of which bears North 82°51'40" West 10.49 feet) 10.51 feet to a point of tangency;  
thence North 88°11'23" West 132.83 feet;  
thence North 50°53'52" West 44.80 feet;  
thence North 20°55'46" West 180.98 feet;  
thence North 10°43'42" West 63.18 feet;  
thence North 20°53'28" West 109.45 feet to a point on the east right of way line of Battle Creek Road (Market Road No. 25);  
thence North 13°52'59" East 21.33 feet along said east right of way to a point on the southeasterly right of way line of Kuebler Boulevard SE;  
thence North 56°48'50" East 87.50 feet and North 65°25'13" East 456.38 feet and North 68°47'27" East 66.40 feet along said southeasterly right of way line of Kuebler Boulevard SE to the northeast corner of the aforementioned property described in said Reel 3444, Page 182;  
thence South 25°32'11" East 207.56 feet and South 02°12'14" West 485.98 feet along the east line of said property to the Initial Point, containing 7.3218 acres of land, more or less.

Gregory L. Wilson  
Gregory L. Wilson, PLS 2687

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

EXPIRATION DATE: 6-30-2016

## DECLARATION:

Know all people by these presents that M&T PARTNERS, INC., a Delaware Corporation, being the owners of the land described in the Surveyor's Certificate hereon made and desiring to dispose of the same in lots have caused the same to be subdivided and surveyed as shown on the attached map. We hereby grant the private waterline easement as shown. We certify that all taxes have been paid in full.

In witness whereof we set our hands and seals this 4 day of February, 2016.

M&T PARTNERS, INC., a Delaware Corporation

By: Shari L. Reed  
Shari L. Reed, Vice President

STATE OF OREGON }  
COUNTY OF WASHINGTON } SS.

On this 4 day of February, 2016, personally appeared the above named Shari L. Reed as Vice President of M&T PARTNERS, INC. and acknowledged the foregoing instrument to be her voluntarily act and deed.

Carol R. Wilson  
Notary Signature

Carol R. Wilson  
Notary Public for Oregon (print)

Commission No. 937960

My Commission expires April 8, 2009

## THE PLAT IS HEREBY APPROVED:

Jessie Anderson  
Planning Administrator, City of Salem  
Planning File Plat No. 14-01

6/24/16  
Date

Gerry Pappe  
City of Salem Surveyor  
Thomas D. Rohlfing

6-24-16  
Date

by: Rose Brodnick  
County Assessor

6-29-16  
Date

Taxes and assessments on the above described property have been paid in full to June 30, 2016.  
Rex Weisner by

Deirda Steele  
Marion County Tax Collector

06/29/2016  
Date

Ken Cameron  
Chairperson or Vice-Chairperson  
Marion County Board of Commissioners

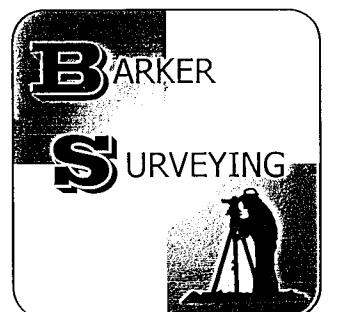
6/29/16  
Date

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

I do hereby certify that the attached subdivision plat was received for recording on the 30th day of June, 2016 at 2:28 o'clock P.m. and recorded in the Marion County Book of Town Plats, Volume 47, Page 78. Also referenced in Marion County Deed Records, Reel 3833, Page 322.

Bill Burgess, Marion County Clerk

By: Deputy County Clerk



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Conditions of Approval pertaining to this subdivision are recorded in Reel 3700, Page 490, Marion County Deed Records.

Existing Improvement Agreements pertaining to this subdivision are recorded in Reel 3471, Page 126 and Reel 3474, Page 347 and Reel 3731, Page 428, Marion County Deed Records.