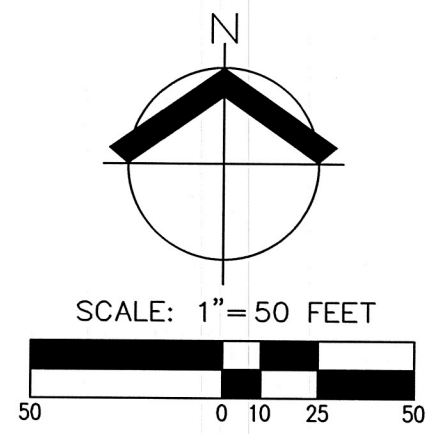
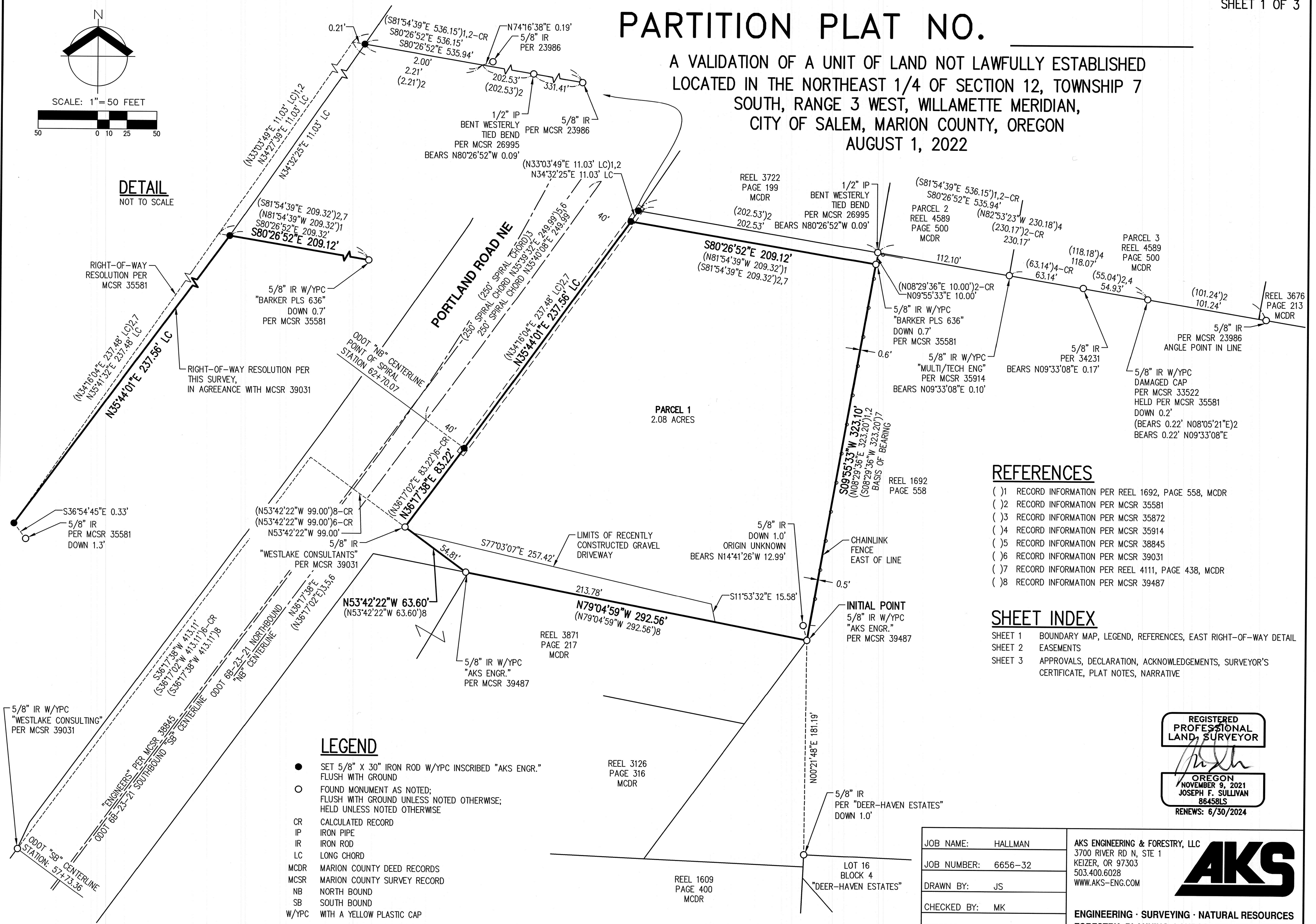


PARTITION PLAT NO.

A VALIDATION OF A UNIT OF LAND NOT LAWFULLY ESTABLISHED
LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7
SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,
CITY OF SALEM, MARION COUNTY, OREGON
AUGUST 1, 2022



DETAIL
NOT TO SCALE



REFERENCES

- ()1 RECORD INFORMATION PER REEL 1692, PAGE 558, MCDR
- ()2 RECORD INFORMATION PER MCSR 35581
- ()3 RECORD INFORMATION PER MCSR 35872
- ()4 RECORD INFORMATION PER MCSR 35914
- ()5 RECORD INFORMATION PER MCSR 38845
- ()6 RECORD INFORMATION PER MCSR 39031
- ()7 RECORD INFORMATION PER REEL 4111, PAGE 438, MCDR
- ()8 RECORD INFORMATION PER MCSR 39487

SHEET INDEX

- SHEET 1 BOUNDARY MAP, LEGEND, REFERENCES, EAST RIGHT-OF-WAY DETAIL
- SHEET 2 EASEMENTS
- SHEET 3 APPROVALS, DECLARATION, ACKNOWLEDGEMENTS, SURVEYOR'S CERTIFICATE, PLAT NOTES, NARRATIVE

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." FLUSH WITH GROUND
- FOUND MONUMENT AS NOTED; FLUSH WITH GROUND UNLESS NOTED OTHERWISE; HELD UNLESS NOTED OTHERWISE
- CR CALCULATED RECORD
- IP IRON PIPE
- IR IRON ROD
- LC LONG CHORD
- MCDR MARION COUNTY DEED RECORDS
- MCSR MARION COUNTY SURVEY RECORD
- NB NORTH BOUND
- SB SOUTH BOUND
- W/YPC WITH A YELLOW PLASTIC CAP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 9, 2021
JOSEPH F. SULLIVAN
86458LS
RENEWS: 6/30/2024

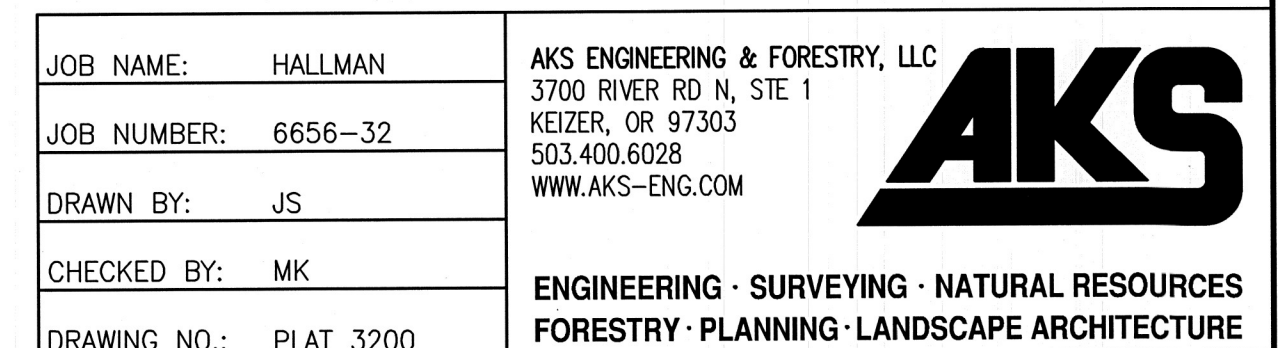
JOB NAME:	HALLMAN
JOB NUMBER:	6656-32
DRAWN BY:	JS
CHECKED BY:	MK
DRAWING NO.:	PLAT 3200

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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

A north arrow pointing upwards, labeled 'N'. Below it is a graphic scale bar with alternating black and white segments, marked with the values 30, 0, 6, 15, and 30.



PARTITION PLAT NO.

A VALIDATION OF A UNIT OF LAND NOT LAWFULLY ESTABLISHED
LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7
SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,
CITY OF SALEM, MARION COUNTY, OREGON
AUGUST 1, 2022

CITY OF SALEM APPROVALS:

APPROVED THIS 9th DAY OF February, 2023
BY: *Chris Luhn*
CITY OF SALEM PLANNING ADMINISTRATOR
CASE NO. VUL22-03

APPROVED THIS 8 DAY OF FEBRUARY, 2023
BY: *Paul M. Hull*
CITY OF SALEM SURVEYOR

MARION COUNTY APPROVALS:

ALL TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED
PROPERTY, AS PROVIDED BY ORS 92.095, HAVE BEEN PAID
THROUGH
APPROVED THIS DAY OF , 20
BY: MARION COUNTY TAX COLLECTOR
APPROVED THIS DAY OF , 20
BY: MARION COUNTY ASSESSOR

STATE OF OREGON)
COUNTY OF MARION) SS
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT NO.
WAS RECEIVED FOR RECORDING ON THE DAY
OF , 20 , AT O'CLOCK M
AND RECORDED IN THE BOOK OF PARTITION PLATS. IT IS ALSO
RECORDED IN MARION COUNTY DEED RECORDS AS
REEL , PAGE
BILL BURGESS, MARION COUNTY CLERK
BY: DEPUTY COUNTY CLERK

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MARION COUNTY SCHOOL DISTRICT 24J,
AN OREGON MUNICIPAL CORPORATION, IS THE OWNER OF THE LAND DESCRIBED IN THE
SURVEYOR'S CERTIFICATE HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND
PLATTED IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES
CHAPTER 92, AND ACKNOWLEDGES THE PLAT NOTES DESCRIBED HEREON.
Joel T. Smallwood
JOEL T. SMALLWOOD, DIRECTOR OF MAINTENANCE AND CONSTRUCTION SERVICES
MARION COUNTY SCHOOL DISTRICT 24J, AN OREGON MUNICIPAL CORPORATION

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF MARION) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31 DAY OF
January, 2023 BY JOEL T. SMALLWOOD, DIRECTOR
OF MAINTENANCE AND CONSTRUCTION SERVICES OF MARION COUNTY SCHOOL
DISTRICT 24J, AN OREGON MUNICIPAL CORPORATION.

Michelle Lynn Alexander
NOTARY SIGNATURE
Michelle Lynn Alexander
NOTARY PUBLIC - OREGON (PRINTED NAME)

COMMISSION NO. 1025380
MY COMMISSION EXPIRES July 10, 2026

PLAT NOTES

- THIS PLAT IS SUBJECT TO THE CITY OF SALEM PLANNING ADMINISTRATOR CONDITIONS OF
APPROVAL FOR CASE FILE NO. VUL22-03, AS RECORDED IN REEL 4666, PAGE 156, MARION
COUNTY DEED RECORDS.
- PARCEL 1 IS SUBJECT TO AN EASEMENT OVER ITS ENTIRETY FOR SCHOOL BUS ACCESS AND
TURNAROUND PER REEL 2973, PAGE 268, MARION COUNTY DEED RECORDS.
- THIS PLAT IS SUBJECT TO A SLOPE EASEMENT PER VOLUME 453, PAGE 76, MARION COUNTY
DEED RECORDS. SAID EASEMENT FALLS WITHIN THE EXISTING RIGHT-OF-WAY OF PORTLAND ROAD
NE AND IS NOT SHOWN. A RIGHT OF ACCESS DESCRIBED WITHIN SAID DOCUMENT IS SUPERCEDED
BY VOLUME 466, PAGE 3, MARION COUNTY DEED RECORDS.
- THIS PLAT IS SUBJECT TO A RIGHT OF ACCESS TO PORTLAND ROAD NE PER VOLUME 466, PAGE
3, MARION COUNTY DEED RECORDS.

SURVEYOR'S CERTIFICATE

I, JOSEPH F. SULLIVAN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH
PROPER MONUMENTS THE LAND REPRESENTED HEREON, SITUATED IN THE NORTHEAST ONE-QUARTER
OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION
COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING THE NORTHEAST CORNER OF THE UNIT OF LAND PER REEL
3871, PAGE 217, MARION COUNTY DEED RECORDS, BEING A 5/8 INCH IRON ROD WITH YELLOW
PLASTIC CAP INSCRIBED "AKS ENGR." WHICH BEARS NORTH 00°21'48" EAST 181.19 FEET FROM THE
NORTHWEST CORNER OF LOT 16, BLOCK 4, "DEER-HAVEN ESTATES", RECORDED IN VOLUME 34, PAGE
36, MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG THE NORTH LINE OF SAID UNIT OF
LAND, NORTH 79°04'59" WEST 292.56 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PORTLAND
ROAD NE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 53°42'22" WEST 63.60 FEET
TO A POINT 40.00 FEET FROM THE ODOT 6B-23-21 NORTHBOUND "NB" CENTERLINE WHEN
MEASURED PERPENDICULAR THERETO; THENCE PARALLEL WITH SAID CENTERLINE, NORTH 36°17'38"
EAST 83.22 FEET TO STATION 62+70.07 OF SAID CENTERLINE; THENCE PARALLEL WITH SAID
CENTERLINE ON A 40.00 FOOT OFFSET SPIRAL TO THE LEFT, THE CHORD OF WHICH BEARS NORTH
35°44'01" EAST 237.56 FEET TO THE NORTHERLY LINE OF THE UNIT OF LAND PER REEL 4111, PAGE
438, MARION COUNTY DEED RECORDS; THENCE ALONG SAID NORTHERLY LINE, SOUTH 80°26'52" EAST
209.12 FEET; THENCE ALONG THE EASTERLY LINE OF SAID UNIT OF LAND, SOUTH 09°55'33" WEST
323.10 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED UNIT OF LAND CONTAINS 2.08 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO VALIDATE AND MONUMENT THAT UNIT OF LAND NOT LAWFULLY
ESTABLISHED AS APPROVED BY THE CITY OF SALEM VALIDATION OF UNIT OF LAND PARTITION CASE
NUMBER VUL22-03, RECORDED IN REEL 4666, PAGE 156, MARION COUNTY DEED RECORDS (MCDR), BEING
THAT UNIT OF LAND GRANTED BY DEED TO MARION COUNTY SCHOOL DISTRICT 24J IN REEL 4111, PAGE
438, MCDR, EXCEPTING THEREFROM THAT PORTION OF SAID DEED CONVEYED FOR RIGHT-OF-WAY
PURPOSES IN REEL 280, PAGE 315, MCDR.

BEARINGS ARE BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE, NAD
83(2011) EPOCH 2010.00 ESTABLISHED USING THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE IN
INTERNATIONAL FOOT GROUND VALUES.

MARION COUNTY SURVEY RECORD (MCSR) 35581 BY CLARENCE BARKER WAS RECORDED IN AUGUST OF
2000 FOLLOWING THE RECORDING OF THE DEED PER REEL 1692, PAGE 558, MCDR, IN MAY OF 2000.
BARKER MONUMENTED THE NORTHEAST, NORTHWEST AND SOUTHWEST CORNERS AND THE POINT OF SPIRAL
ON THE WEST LINE OF THE PROPERTY LATER GRANTED IN AUGUST OF 2018 BY SAID REEL 4111, PAGE
438.

I FOUND AND HELD BARKER'S MONUMENT AT THE NORTHEAST CORNER. I FOUND AND HELD THE
MONUMENT AT THE SOUTHEAST CORNER, REMONUMENTED BY ABRAHAM KAHNAMOOIAN PER MCSR 39487
AND THE MONUMENT SET BY KAHNAMOOIAN AT THE ANGLE POINT IN THE SOUTH LINE ESTABLISHED BY A
RIGHT-OF-WAY DEDICATION PER REEL 2080, PAGE 315, MCDR. I FOUND AND HELD A MONUMENT SET BY
GARY ANDERSON FALLING ON THE EASTERLY RIGHT-OF-WAY LINE OF PORTLAND ROAD NE, ALSO BEING
THE WESTERLY CORNER OF THE SUBJECT PROPERTY AS ESTABLISHED BY SAID RIGHT-OF-WAY DEDICATION
DEED PER SAID REEL 2080, PAGE 315, PER MCSR 39031, A POST-CONSTRUCTION SURVEY FOR THE
URBAN RENEWAL AGENCY OF THE CITY OF SALEM BASED ON STEVEN HOWELL'S PRE-CONSTRUCTION
SURVEY PER MCSR 38845 AND MARK MAYER'S PRE-CONSTRUCTION SURVEY PER MCSR 35872. ANDERSON
REPORTS IN MCSR 39031 THAT THE MONUMENT SET BY BARKER AT THE POINT OF SPIRAL (STATION
62+70.07 OF ODOT 6B-23-21 NORTHBOUND "NB" CENTERLINE) WAS OUT OF POSITION AND DESTROYED
DURING CONSTRUCTION AND NOT RESET. I FOUND THIS MONUMENT AND DETERMINED IT TO BE OUT OF
POSITION AS SHOWN HEREON. TO REESTABLISH THIS CORNER FOR MONUMENTATION I DETERMINED THE
ALIGNMENT OF THE RIGHT-OF-WAY BY HOLDING SAID ANDERSON MONUMENT AT THE WESTERLY PROPERTY
CORNER, WHICH FALLS ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID PORTLAND ROAD NE SHOWN
HEREON. USING THIS ALIGNMENT I PROJECTED A RECORD DISTANCE OF 83.22 FEET PER MCSR 39031 FROM
SAID MONUMENT.

BARKER'S MONUMENT AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY WAS NOT FOUND NOR WAS
BARKER'S MONUMENT AT THE NORTHWEST CORNER OF THE PROPERTY PER REEL 1691, PAGE 558, MCDR. I
FOUND A MONUMENT PER MCSR 23968 NEAR THE NORTHWEST CORNER OF THE PROPERTY PER SAID REEL
1691, PAGE 558, ALSO FOUND BY BARKER, BUT NOW OUT OF POSITION, WHICH IS CONSISTENT WITH A
COMPARISON OF MAYER'S REPORTED LOCATION TO HOWELL'S AND ANDERSON'S REPORTED LOCATIONS. TO
REMONUMENT THE NORTHWEST CORNER OF THE PROPERTY PER SAID REEL 1691, PAGE 558, I FIRST
ESTABLISHED THE NORTH LINE OF SAID PROPERTY BY HOLDING A MONUMENT AT AN ANGLE POINT IN ITS
NORTH LINE, BY HOLDING A RECORD 0.22 FEET PER BARKER FROM A MONUMENT ALONG ITS NORTH LINE
AND BY HOLDING A RECORD 10.00 FEET PER BARKER FROM HIS MONUMENT AT THE NORTHEAST CORNER
OF THE SUBJECT PROPERTY. THE IRON PIPE NORTH OF THE SAID NORTHEAST CORNER WAS FOUND BENT
AND WESTERLY OF THE CALCULATED LOCATION BUT ON LINE. A MONUMENT SET BY JEFFREY WHEELER IN
MCSR 35914 WITHIN 0.3 FEET OF THIS PIPE WAS NOT FOUND, INDICATING THAT THIS AREA HAS BEEN
DISTURBED. OTHER MONUMENTS SET BY WHEELER AND FOUND WITH THIS SURVEY FALL NEAR TO BUT
NORTHERLY OF THE NORTH LINE OF SAID PROPERTY PER REEL 1692, PAGE 558. THE NORTH LINE OF THE
SUBJECT PROPERTY WAS HELD PARALLEL WITH THE ABOVE DESCRIBED NORTH LINE. THIS RESOLUTION
CONFORMS WITH BARKER'S SURVEY AS DETAILED ON THE MAP, BUT I HELD A 40-FOOT OFFSET FROM THE
PORTLAND ROAD NE ODOT 6B-23-21 NORTHBOUND "NB" CENTERLINE SPIRAL PER HOWELL AND ANDERSON
TO COMPLETE THE RESOLUTION OF THE WESTERLY LINE AND ESTABLISH THE NORTHWEST CORNER OF THE
SUBJECT PROPERTY.

PREPARED FOR

SALEM-KEIZER SCHOOL DISTRICT 24J
2450 LANCASTER DRIVE NE
SALEM, OREGON 97305

JOB NAME:	HALLMAN
JOB NUMBER:	6656-32
DRAWN BY:	JS
CHECKED BY:	MK
DRAWING NO.:	PLAT 3200

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RENEWS: 6/30/2024

