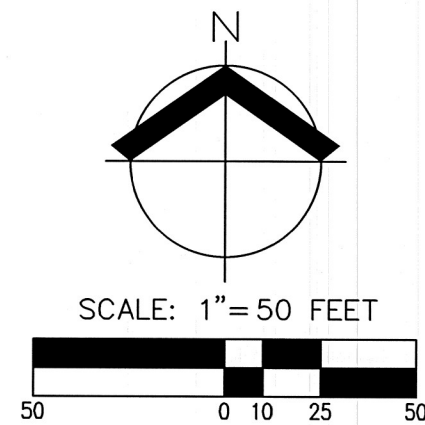


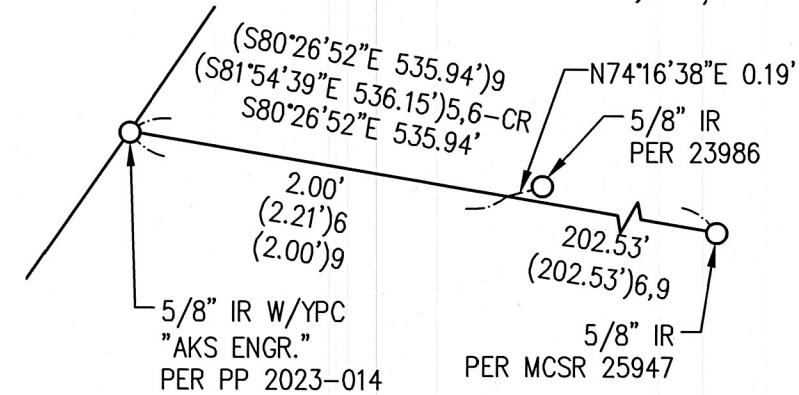
PARTITION PLAT NO.

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



LEGEND

- FOUND MONUMENT AS NOTED;
FLUSH WITH GROUND UNLESS NOTED OTHERWISE;
HELD UNLESS NOTED OTHERWISE
- CALCULATED POSITION
- CR CALCULATED RECORD
- IP IRON PIPE
- IR IRON ROD
- LC LONG CHORD
- PP PARTITION PLAT
- MCDR MARION COUNTY DEED RECORDS
- MCSR MARION COUNTY SURVEY RECORD
- W/ALC WITH AN ALUMINUM CAP
- W/YPC WITH A YELLOW PLASTIC CAP

REFERENCES

- (1) RECORD INFORMATION PER MCSR 10372
- (2) RECORD INFORMATION PER MCSR 13440
- (3) RECORD INFORMATION PER MCSR 25947
- (4) RECORD INFORMATION PER PLAT "DEER-HAVEN ESTATES"
VOLUME 34, PAGE 36, "BOOK OF TOWN PLATS"
- (5) RECORD INFORMATION PER REEL 1692, PAGE 558, MCDR
- (6) RECORD INFORMATION PER MCSR 35581
- (7) RECORD INFORMATION PER MCSR 35914
- (8) RECORD INFORMATION PER MCSR 39487
- (9) RECORD INFORMATION PER PARTITION PLAT 2023-014

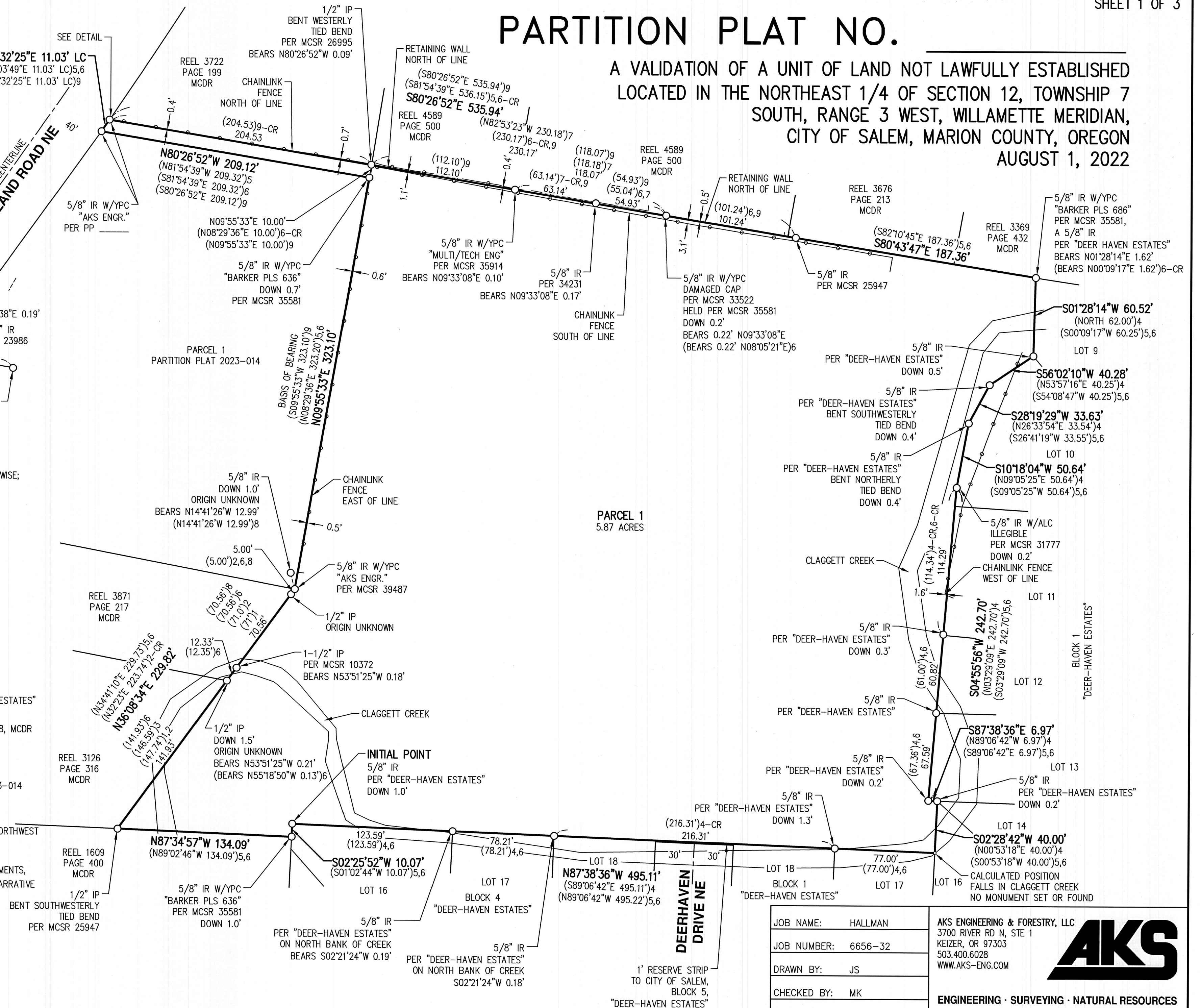
SHEET INDEX

- SHEET 1 BOUNDARY MAP, LEGEND, REFERENCES, NORTHWEST
CORNER PROPERTY DETAIL
- SHEET 2 EASEMENTS
- SHEET 3 APPROVALS, DECLARATION, ACKNOWLEDGEMENTS,
SURVEYOR'S CERTIFICATE, PLAT NOTES, NARRATIVE

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 3201

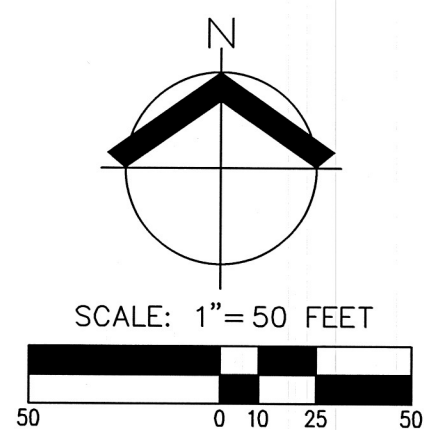
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3700 RIVER RD N, STE 1
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AKS

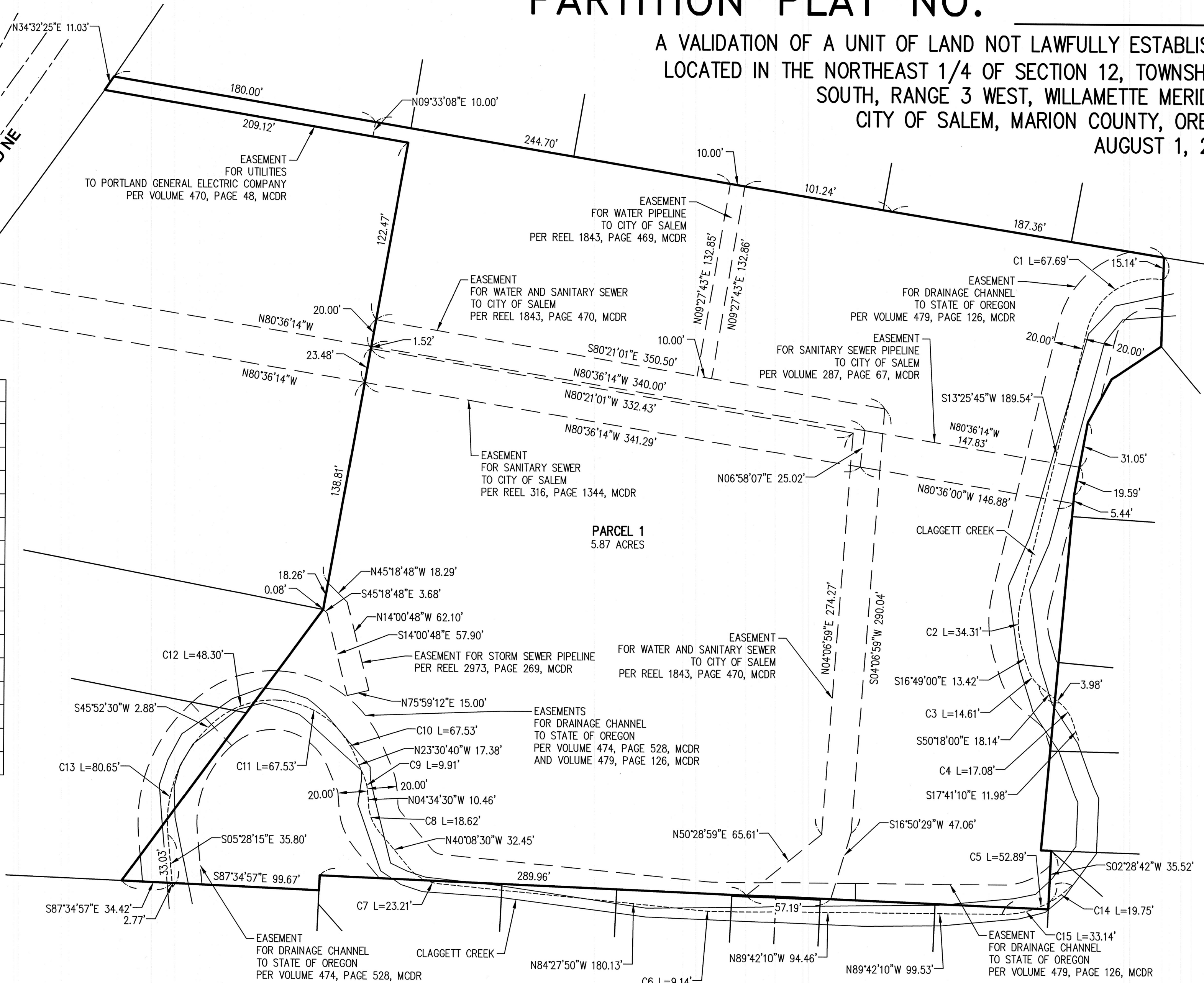
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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PARTITION PLAT NO.

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SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,
CITY OF SALEM, MARION COUNTY, OREGON
AUGUST 1, 2022



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	45.00'	86°10'52"	67.69'	S56°31'05"W 61.48'
C2	65.00'	30°14'26"	34.31'	S01°41'38"E 33.91'
C3	25.00'	33°29'01"	14.61'	S33°33'30"E 14.40'
C4	30.00'	32°37'12"	17.08'	S33°59'39"E 16.85'
C5	65.00'	46°37'03"	52.89'	S66°59'16"W 51.44'
C6	100.00'	5°14'13"	9.14'	N87°05'04"W 9.14'
C7	30.00'	44°19'20"	23.21'	N62°18'10"W 22.63'
C8	30.00'	35°34'00"	18.62'	N22°21'30"W 18.33'
C9	30.00'	18°56'10"	9.91'	N14°02'35"W 9.87'
C10	60.00'	64°29'07"	67.53'	N55°45'13"W 64.02'
C11	60.00'	64°29'07"	67.53'	N55°45'13"W 64.02'
C12	60.00'	46°07'27"	48.30'	S68°56'29"W 47.01'
C13	90.00'	51°20'40"	80.65'	S20°12'08"W 77.98'
C14	65.00'	17°24'25"	19.75'	N52°22'57"E 19.67'
C15	65.00'	29°12'39"	33.14'	N75°41'28"E 32.78'



REGISTERED
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SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,
CITY OF SALEM, MARION COUNTY, OREGON
AUGUST 1, 2022

CITY OF SALEM APPROVALS:

APPROVED THIS 29th DAY OF June, 2023

BY: Eric Johnson-Ogden
CITY OF SALEM PLANNING ADMINISTRATOR
CASE NO. VUL22-04

APPROVED THIS 28 DAY OF JUNE, 2023

BY: Paul M. Lull
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)
) SS
COUNTY OF MARION)

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 SALEM-KEIZER SCHOOL DISTRICT 24J,
AN OREGON MUNICIPAL CORPORATION, IS THE OWNER OF THE LAND DESCRIBED IN THE
SURVEYOR'S CERTIFICATE HEREON AND 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
SALEM-KEIZER SCHOOL DISTRICT 24J

ACKNOWLEDGMENT

STATE OF OREGON)
) SS
COUNTY OF MARION)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9th DAY OF
June 2023 BY JOEL T. SMALLWOOD, DIRECTOR
OF MAINTENANCE AND CONSTRUCTION SERVICES OF SALEM-KEIZER SCHOOL
DISTRICT 24J, AN OREGON MUNICIPAL CORPORATION.

Paige Nicole VanLaanen
NOTARY SIGNATURE

Paige Nicole VanLaanen
NOTARY PUBLIC - OREGON (PRINTED NAME)

COMMISSION NO. 1033538

MY COMMISSION EXPIRES February 9, 2027

PLAT NOTES

1. THIS PLAT IS SUBJECT TO THE CITY OF SALEM PLANNING ADMINISTRATOR CONDITIONS OF
APPROVAL FOR CASE FILE NO. VUL22-04, AS RECORDED IN REEL 4666, PAGE 157.
2. 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.
3. THIS PLAT IS SUBJECT TO A RIGHT OF ACCESS TO PORTLAND ROAD NE PER VOLUME 466, PAGE
3, MARION COUNTY DEED RECORDS.

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 VUL22-04, BEING THE
UNIT NOT LAWFULLY ESTABLISHED BY DEED PER REEL 1692, PAGE 558, MARION COUNTY DEED RECORDS (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

THE NORTH LINE WAS ESTABLISHED BY HOLDING THE MONUMENT AT THE NORHTWEST CORNER PER PARTITION PLAT
2023-014, THE MONUMENT AT AN ANGLE POINT IN THE NORTH LINE PER MCSR 25947, AND THE MONUMENT AT
THE NORTHEAST CORNER PER MCSR 35581. OTHER MONUMENTS FALL ON THE NORTH LINE OR BEAR FROM
LOCATIONS ALONG THE NORTH LINE AS SHOWN ON PAGE 1.

THE EAST LINE WAS ESTABLISHED BY HOLDING MONUMENTS PER MCSR 35581, MCSR 31777 AND THE PLAT
"DEER-HAVEN ESTATES", VOLUME 34, PAGE 36, BOOK OF TOWN PLATS.

THE SOUTH LINE WAS ESTABLISHED BY HOLDING MONUMENTS PER SAID "DEER-HAVEN ESTATES", MCSR 35581 AND
MCSR 25947.

THE WEST LINE WAS ESTABLISHED BY HOLDING THE MONUMENTS AT THE TWO MOST WESTERLY CORNERS PER
PARTITION PLAT 2023-014, THE MONUMENT AT THE REENTRANT CORNER OF THE WEST LINE PER MCSR 35581, THE
MONUMENT AT THE REMAINING ANGLE POINT ON THE WEST LINE PER MCSR 39487 AND THE MONUMENT AT THE
SOUTHWEST CORNER PER MCSR 25947. OTHER MONUMENTS FALL ON THE WEST LINE OR BEAR FROM LOCATIONS
ALONG THE WEST LINE AS SHOWN ON PAGE 1.

THE SOUTHEAST CORNER WAS NOT FOUND. ITS CALCULATED POSITION FALLS IN THE SOUTHEASTERLY EDGE OF
WATER OF CLAGGETT CREEK AND WAS NOT RESET. IT IS REFERENCED BY MONUMENTS PER SAID "DEER-HAVEN
ESTATES" TO THE WEST AND NORTH.

SURVEYOR'S CERTIFICATE

I, JOSEPH F. SULLIVAN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED 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 A FOUND 5/8-INCH IRON ROD AT 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 WEST LINE OF SAID LOT 16, SOUTH 02°25'52" WEST 10.07 FEET TO THE NORTH LINE OF THE
UNIT OF LAND PER REEL 1609, PAGE 400, MARION COUNTY DEED RECORDS (MCDR); THENCE ALONG SAID NORTH
LINE, NORTH 87°34'57" WEST 134.09 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF THE UNIT OF LAND PER
REEL 1692, PAGE 558, MCDR; THENCE ALONG THE WEST LINE OF SAID UNIT OF LAND, NORTH 36°08'34" EAST 229.82
FEET TO THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 2023-014; THENCE ALONG THE EAST LINE OF
SAID PARCEL 1, NORTH 09°55'33" EAST 323.10 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE
NORTH LINE OF SAID PARCEL 1, NORTH 80°26'52" WEST 209.12 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF
PORTLAND ROAD NE (40.00 FEET FROM THE ODOT "NB" CENTERLINE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY
LINE, BEING A 40.00 FOOT OFFSET SPIRAL TO THE LEFT, THE CHORD OF WHICH BEARS, NORTH 34°32'25" EAST 11.03
FEET TO THE NORTH LINE OF THE UNIT OF LAND PER REEL 1692, PAGE 558, MCDR; THENCE ALONG SAID NORTH
LINE, SOUTH 80°26'52" EAST 535.94 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 80°43'47" EAST
187.36 FEET TO THE WEST LINE OF LOT 9, BLOCK 1 OF SAID "DEER HAVEN ESTATES"; THENCE ALONG THE WEST AND
NORTH LINES OF SAID PLAT THE FOLLOWING EIGHT COURSES: SOUTH 01°28'14" WEST 60.52 FEET; THENCE SOUTH
56°02'10" WEST 40.28 FEET; THENCE SOUTH 28°19'29" WEST 33.63 FEET; THENCE SOUTH 10°18'04" WEST 50.64 FEET;
THENCE SOUTH 04°55'56" WEST 242.70 FEET; THENCE SOUTH 87°38'36" EAST 6.97 FEET; THENCE SOUTH 02°28'42"
WEST 40.00 FEET; THENCE NORTH 87°38'36" WEST 495.11 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED UNIT OF LAND CONTAINS 5.87 ACRES, MORE OR LESS.

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 3201

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Joseph F. Sullivan
OREGON
NOVEMBER 9, 2021
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