



June 10, 2020

Morgan Will
 Development Manager, Acquisitions & Development
 Stafford Development Co., LLC
 8840 SW Holly Lane
 Wilsonville, OR 97070-9800

RE: Smith Creek Phase 1A (Tax Lot 052W13 00108) final plat app (FSUB 2020-01)

Dear Mr. Will:

Akin to a second incompleteness letter, this letter outlines remaining items needing revision before the City can approve the final plat application. (Staff reviewed the revised, second submittal final plat drawings received May 7, 2020 and enclosed, and the County paper check transmittal form that staff wrote April 8, 2020 served akin to a first incompleteness letter and is also enclosed.)

A. Tract dedications: Revise as follows:

| <i>Sheet</i> | <i>Tract</i> | <i>From</i> | <i>To</i> |
|--------------|-----------------|-------------|--|
| 2 | O (in Detail D) | Park | City of Woodburn |
| 3 | D | Park | City of Woodburn |
| 4 | F | Park | "City of Woodburn and PUE" per City Engineer |
| 5 | M | Park | City of Woodburn |
| 5 | O | Park | City of Woodburn |
| 5 | M (in Detail K) | Park | City of Woodburn |
| 5 | O (in Detail J) | Park | City of Woodburn |
| 6 | M | Park | City of Woodburn |
| 6 | N | Park | City of Woodburn |
| 6 | O | Park | City of Woodburn |

Ba. Easement, path: On Sheet 4, revise the Tract E easement label from “12’ pedestrian access easement per this plat” to “12’ public pedestrian access easement per this plat”. Per the City Engineer, “On sheet 4, add ‘PUE’ to track ‘F’, and add ‘See Plat Note 3) on sheet 1’ to track ‘K’.”

Bb. n/a, addressed.

C. n/a, addressed.

D. n/a, addressed per City Engineer.

E. Stormwater facilities: This item remains unresolved. Correct as follows:

| <i>Sheet(s)</i> | <i>Tract</i> | <i>Problem</i> | <i>Resolution</i> |
|-----------------|--------------|--|--|
| 7 | P | <p>First, background: The 1A civil engineering plans (Sheet 10, a composite utility plan, and Sheets 23 & 24, Tract P water quality facility details, all three enclosed and from the 5th submittal of June 2019, which Planning staff believes became the version that the Engineering Division approved) illustrated a stormwater facility in most of the tract to be dedicated to the City. Civil engineering plan Sheet 7, “Preliminary plat – west”, had a Note 2 indicating that, "Tracts 'K' and 'P' are private storm drainage facilities that are maintained by the developer or home owners association".</p> <p>Second, staff concludes that though not obvious on the plat drawings, Tract P has a stormwater facility.</p> | <p>Do either (A) or (B) as the City Engineer would direct in writing upon the applicant’s request:</p> <p>Either:</p> <p>(A): Divide the tract into two, dedicating the east tract with the facility to a party other than the City. Size the remainder, west tract, which contains the Cornwell-Mattson Path, at 30 ft width minimum and label it for and dedicate it to the City of Woodburn; or</p> <p>(B) Dedicate an easement to an association and establish agreement for association to maintain the facility.</p> |
| 6 | M | <p>The preliminary subdivision approval Exhibit Y-1 illustrated a conceptual stormwater facility straddling Phases 1A & 1B. The 1A civil engineering plans (Sheet 10, a composite utility plan, indicates nothing about such a facility, and there was no detail sheet as there were for Tracts K & P.</p> | <p>Confirm whether or not a private stormwater facility overlaps from Phase 1B east onto Tract M. If so, divide Tract M so that the facility is its own tract.</p> |

F. n/a, addressed per City Engineer.

G. Condition SUB-2 (HOA): The Assistant City Attorney reviewed the applicant's "SUB-2 Met" table, HOA Oregon business registration sheet, and draft homeowner's association (HOA) covenants, codes, and restrictions (CC&Rs) titled "Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for the Smith Creek Subdivision" submitted May 7, 2020 and did not recommend any revisions to the CC&Rs. The City Engineer provided no written comments.

H. n/a, dropped per County commentary.

I. Deeds: Between the time of the April 8 plat "paper check" document that staff drafted itemizing incompleteness items and the May 7 second submittal, following the applicant's request, the City agreed to allow dedications by deeds as a supplement to dedications by plat.

Upon resolution of plat drawing items related to tracts and easements, including Items A, Ba, & E, then update the draft deeds accordingly and, to obtain direction about City Council acceptance process, contact the Assistant City Attorney who serves as project manager for dedications by deed: McKenzie Granum, (503) 982-5251.

J. Public improvements: Construction and City inspection(s) and acceptance(s) remain outstanding. (The term is broad, including street, off-street, and off-site improvements and both surface and subsurface/underground improvements.) Construct and contact for City inspections, providing Planning Division staff in particular at least three (3) business days notice. A bond or performance guarantee remains a required option under state law. (Because due to coronavirus City Hall remains closed to the public through June and many staff continue to telecommute / work remotely often, advance notice has become more necessary.)

In closing, please provide to my attention all revised and additional materials as an Adobe PDF file or files through a file sharing service. (The applicant may e-mail PDF files if the attachments remain under 10MB in total size.)

Please contact me at 503-980-2485 or <colin.cortes@ci.woodburn.or.us> with questions.

Sincerely,

A handwritten signature in blue ink that reads "Colin Cortes". The signature is written in a cursive, flowing style.

Colin Cortes, AICP, CNU-A
Senior Planner

Enclosures (4):

1. County paper check transmittal form (April 8, 2020; 5 pages)
2. Preliminary subdivision Exhibit Y-1 (2018)
3. Civil engineering plan Sheets 7, 10, 23 & 24 (June 2019)
4. Plat drawings (May 7, 2020; 9 sheets)

cc: McKenzie Granum, Assistant City Attorney
Chris Kerr, AICP, Community Development Director
Dago Garcia, P.E., City Engineer
Gabe Lewman, Project Manager, Barker Surveying, 3657 Kashmir Way SE, Salem, OR 97317



City of Woodburn
Community Development Department
270 Montgomery Street
Woodburn, OR 97071-4730
(503) 982-5246

Transmittal Form: Plat Paper Check

To: Marion County Surveyor; Attn:
Stephanie Watson & James Coakley

From: Colin Cortes, AICP, CNU-A,
Senior Planner Date: April 8, 2020

Cc: Chris Kerr, Community Development
Director; Dago Garcia, P.E., City
Engineer

Re: Woodburn Subdivision Final Plat App Page(s): 5
FSUB 2020-01 (County SP 20-003)

Summary: As a change of direction from the last status update by the Woodburn Planning Division, the Director indicated to staff that the County may continue, but not complete, recordation of SP 20-003 based on these premises:

1. The applicant makes the first set of revisions described towards the bottom;
2. The applicant makes additional revisions, if any, based on Public Works Department, Engineering Division comments yet to come or comments by staff at large in response to a revised submittal directly to the City by the applicant;
3. The applicant will have constructed public improvements fully and the City will have inspected and accepted them; and
4. The City will have approved the final plat app.

Background: Stafford Land Co. applied to the City Planning Division for Smith Creek Phase 1A subdivision final plat (FSUB 2020-01; Accela / Oregon ePermitting

Enclosure 1

record 971-20-000020-PLNG). The applicant apparently prematurely also applied to record with the County because City Planning staff received February 28 from the survey office a mailed “paper check” to which the last transmittal responded.

Revisions: What follows are redlines and revisions for the applicant to act upon:

A. Tract dedications: The tracts covering all territory to be public per Final Order Exhibit Y-1 in dark green lack any indication of dedications, i.e. to whom the tracts are dedicated. The remainder private tracts also lack indication(s).

B. Easements:

a. Path: Provide a public easement providing for cyclist and pedestrian access over the Ben Brown – Halter path across Tract ‘E’ (clubhouse) at minimum width of 12 ft centered on the path. [PUD-4c(4)]

b. Public utility: The drawings delineate and note streetside 10-ft public utility easements (PUEs), but only 5 ft is required per WDO 3.01.04 and 3.02.01B.

i. Small lots: 10-ft PUEs unduly constrain buildable envelopes on small lots already constrained by size. It also would constrain the minimum front porch setback of 6 ft that Condition PUD-3d (Final Order, p. 54) grants to houses on these small lots, the condition having assumed conventional 5-ft PUEs. Narrow the streetside PUEs to 5 ft across these lots.

ii. Alleys. Several lots are through lots abutting both streets and public alleys, and the proposal includes 10-ft PUEs along the alleys. All alley lots are small lots. This means these small lots are doubled-burdened with 10-ft PUEs. Second, the alley 10-ft PUEs conflict with Condition PUD-2c (p.53), which establishes a minimum alley setback of 5 ft if any PUE exists. The condition was premised on the WDO PUE width. Narrow the alley PUEs to 5 ft.

iii. Estates rear setback: Lots subject to Condition SUB-6, as specified therein (p. 59), that would have houses taller than 16 ft, to be determined, would be subject to a minimum rear setback of 25 ft, constraining these lots more than other standard size lots. Narrow the streetside PUEs along these Estates lots to 5 ft.

C. Street names: To enable sensible address assignment, tweak suffixes and directional signifiers as follows:

- a. All alleys from “Lane” to “Alley”.
- b. Ben Brown Ln:
 - i. From the east boundary to Killian Spring Pkwy: Keep as is.
 - ii. Between Killian Spring Pkwy and Smith Dr: Change to Ben Brown Street.
 - iii. From Smith Dr to the west boundary: Change to Ben Brown Avenue.
- c. Killian Spring Pkwy:
 - i. North of Smith Dr: Change to Upper Killian Spring Pkwy.
 - ii. South of Smith Dr: Change to Lower Killian Spring Pkwy.
- D. Access management / reservation strips: Street stub access reservation strips a minimum of 1 ft wide are required by WDO 3.01.05A.2d and reiterated by Final Order Note to the Applicant 2. At least ten locations require such strips: Harvard south, Merriott south, Stoller south, Simon south, Smith east, McCallum east, Killian Spring W/SW & N/NE, Kirksey, & Ostrom. Inform staff if the previous interim partitions on adjacent lots already dedicated these.
- E. Stormwater facilities: Less out stormwater facilities into their own, private tracts. [Note 1b(ii)]
- F. Watercourse easements: Clarify if the proposal lacks such easements as WDO 3.02.02 describes because the City Engineer directs in writing that, for a given tract that the applicant is dedicate to the City, namely Tracts ‘M’ & ‘O’, there’s no need for watercourse easements as there would be for private properties with watercourses.
- G. Conditions: Condition SUB-2 (pp. 52-53) is particularly timely because the City won’t allow dedication of private tracts to a homeowners association (HOA) that doesn’t yet exist. What’s the status on establishing an HOA and its maintenance responsibility for private common areas, including providing draft articles for staff review?
- H. Tract re-lettering: Re-letter several tracts per the table below so that all public land is contained in Tract series A-F and the remainder tract G-R series contains private/HOA common area.

The addition of letters “Q” & “R” result from adding two tracts for 18 total by splitting tracts so that the plaza is in its own tract to facilitate street addressing and the Cornwell-Mattson path is in its own tract separated from the adjacent private stormwater pond.

Tract Re-lettering

| <i>From:</i> | <i>To: (“-“ indicates no change)</i> |
|--------------|---|
| A | M |
| B | N |
| C | O |
| D | - |
| E | Q |
| F | E |
| G | R |
| H | - |
| I | - |
| J | - |
| K | - |
| L | - |
| M | B |
| N | C |
| O | G: plaza; A: remainder of greenway. |
| P | F: west portion w/ path, width 36 ft; P: easterly remainder for stormwater facility. |

Note: Because the City Administrator on April 8 assented to the applicant's request to supplement dedication of public tracts through platting per ORS 92.175(1)(a) by also using the instrument of deeds and additional City process as established by Administration and Public Works based on (c), be sure to draft or update deeds and legal descriptions after first updating tract letters and drawings.

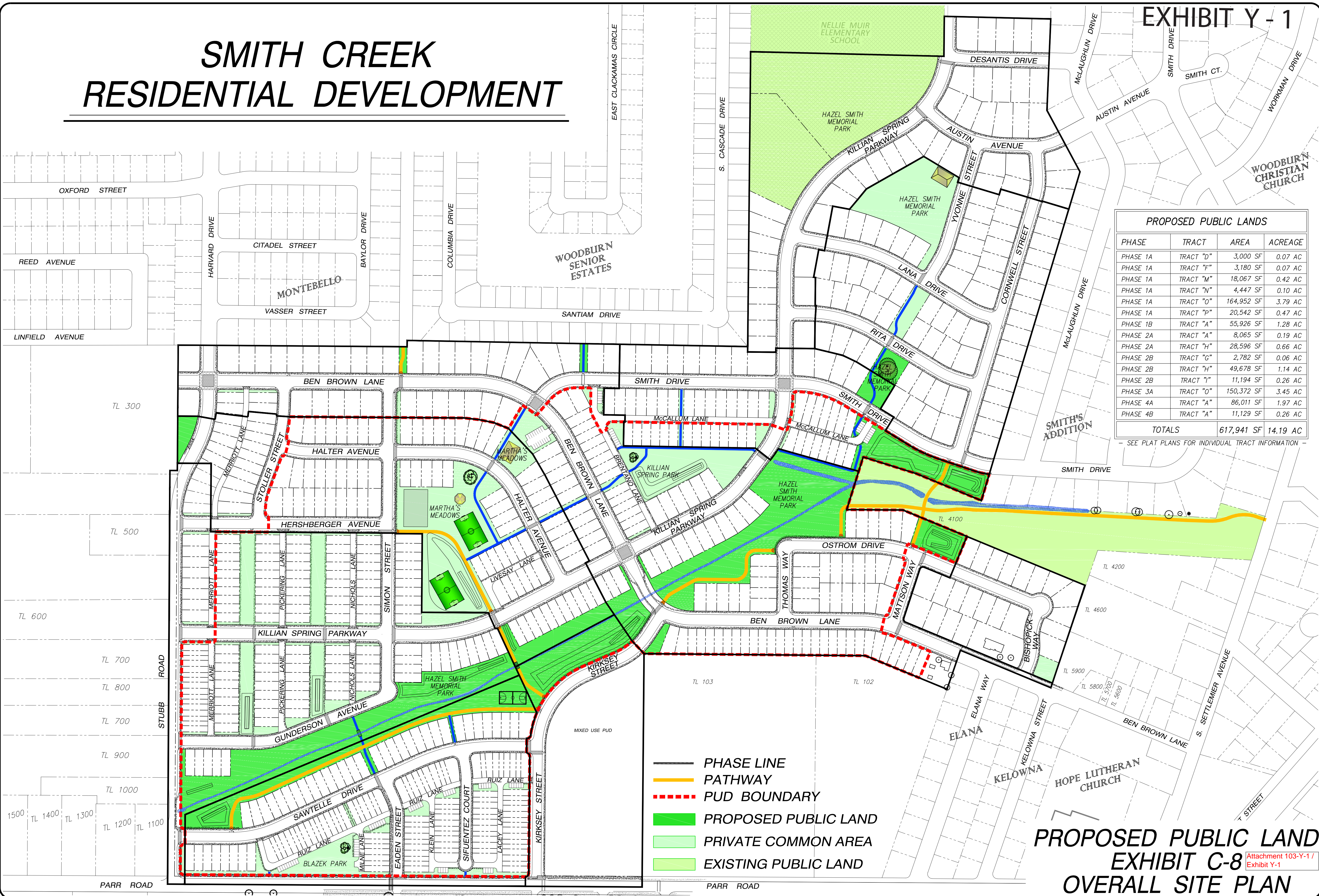
Feel free to prompt me for a status update on or after May 30, the applicant's estimated date of public improvements readiness as the City Engineer relayed. My direct phone is (503) 980-2485 and e-mail is <colin.cortes@ci.woodburn.or.us>. If e-mailing, cc Dago Garcia, P.E., City Engineer at <dago.garcia@ci.woodburn.or.us>.

Attachment(s):

Final plat drawings (February 21, 2020; 9 sheets)

SMITH CREEK RESIDENTIAL DEVELOPMENT

EXHIBIT Y - 1



PROPOSED PUBLIC LANDS

| PHASE | TRACT | AREA | ACREAGE |
|---------------|-----------|-------------------|-----------------|
| PHASE 1A | TRACT "D" | 3,000 SF | 0.07 AC |
| PHASE 1A | TRACT "F" | 3,180 SF | 0.07 AC |
| PHASE 1A | TRACT "M" | 18,067 SF | 0.42 AC |
| PHASE 1A | TRACT "N" | 4,447 SF | 0.10 AC |
| PHASE 1A | TRACT "O" | 164,952 SF | 3.79 AC |
| PHASE 1A | TRACT "P" | 20,542 SF | 0.47 AC |
| PHASE 1B | TRACT "A" | 55,926 SF | 1.28 AC |
| PHASE 2A | TRACT "A" | 8,065 SF | 0.19 AC |
| PHASE 2A | TRACT "H" | 28,596 SF | 0.66 AC |
| PHASE 2B | TRACT "G" | 2,782 SF | 0.06 AC |
| PHASE 2B | TRACT "H" | 49,678 SF | 1.14 AC |
| PHASE 2B | TRACT "I" | 11,194 SF | 0.26 AC |
| PHASE 3A | TRACT "O" | 150,372 SF | 3.45 AC |
| PHASE 4A | TRACT "A" | 86,011 SF | 1.97 AC |
| PHASE 4B | TRACT "A" | 11,129 SF | 0.26 AC |
| TOTALS | | 617,941 SF | 14.19 AC |

SEE PLAT PLANS FOR INDIVIDUAL TRACT INFORMATION

- PHASE LINE
- PATHWAY
- PUD BOUNDARY
- PROPOSED PUBLIC LAND
- PRIVATE COMMON AREA
- EXISTING PUBLIC LAND

PROPOSED PUBLIC LAND EXHIBIT C-8 OVERALL SITE PLAN

TAX MAP 52W13 - LOT 100
TAX MAP 52W13BD - LOTS 100 & 200
TAX MAP 51W18BC - LOT 4000
MARION COUNTY
CITY OF WOODBURN, OREGON

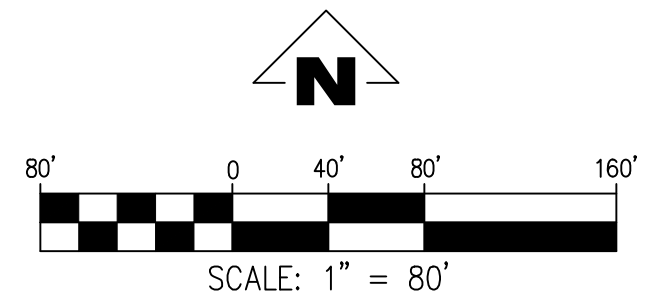
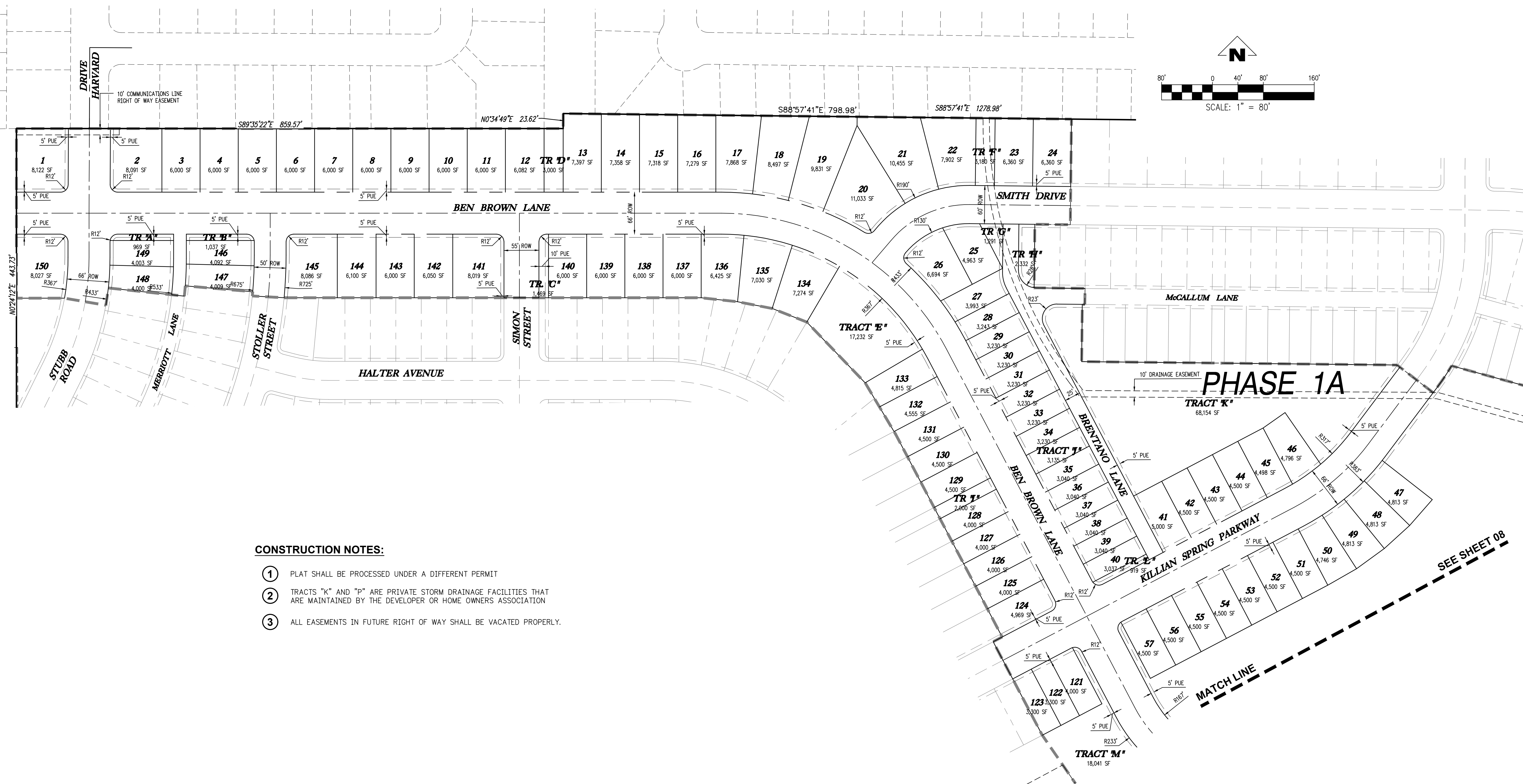
STAFFORD
DEVELOPMENT COMPANY, LLC
485 SOUTH STATE STREET
LAKE OSWEGO, OREGON 97034

SMITH CREEK
RESIDENTIAL DEVELOPMENT
AUGUST, 2018

| NO. | DATE | REVISIONS | DESCRIPTION |
|-----|------|-----------|-------------|
| | | | |

PLANNING & LAND DESIGN
1862 NE ESTATE DRIVE
HILLSBORO, OREGON 97124
RYAN O'BRIEN
(503) 780-4061

SHEET
1
OF
1
Enclosure 2



CONSTRUCTION NOTES:

- ① PLAT SHALL BE PROCESSED UNDER A DIFFERENT PERMIT
- ② TRACTS "K" AND "P" ARE PRIVATE STORM DRAINAGE FACILITIES THAT ARE MAINTAINED BY THE DEVELOPER OR HOME OWNERS ASSOCIATION
- ③ ALL EASEMENTS IN FUTURE RIGHT OF WAY SHALL BE VACATED PROPERLY.

PHASE 1A

MATCH LINE

SEE SHEET 08

Enclosure 3
Sheet 1 of 4

SMITH CREEK - PHASE 1A
TAX MAP 52W13 - TL 100
TAX MAP 52W13BD - TL 100 & 200
TAX MAP 51W18BC - TL 4000
WOODBURN, OREGON

PRELIMINARY PLAT - WEST

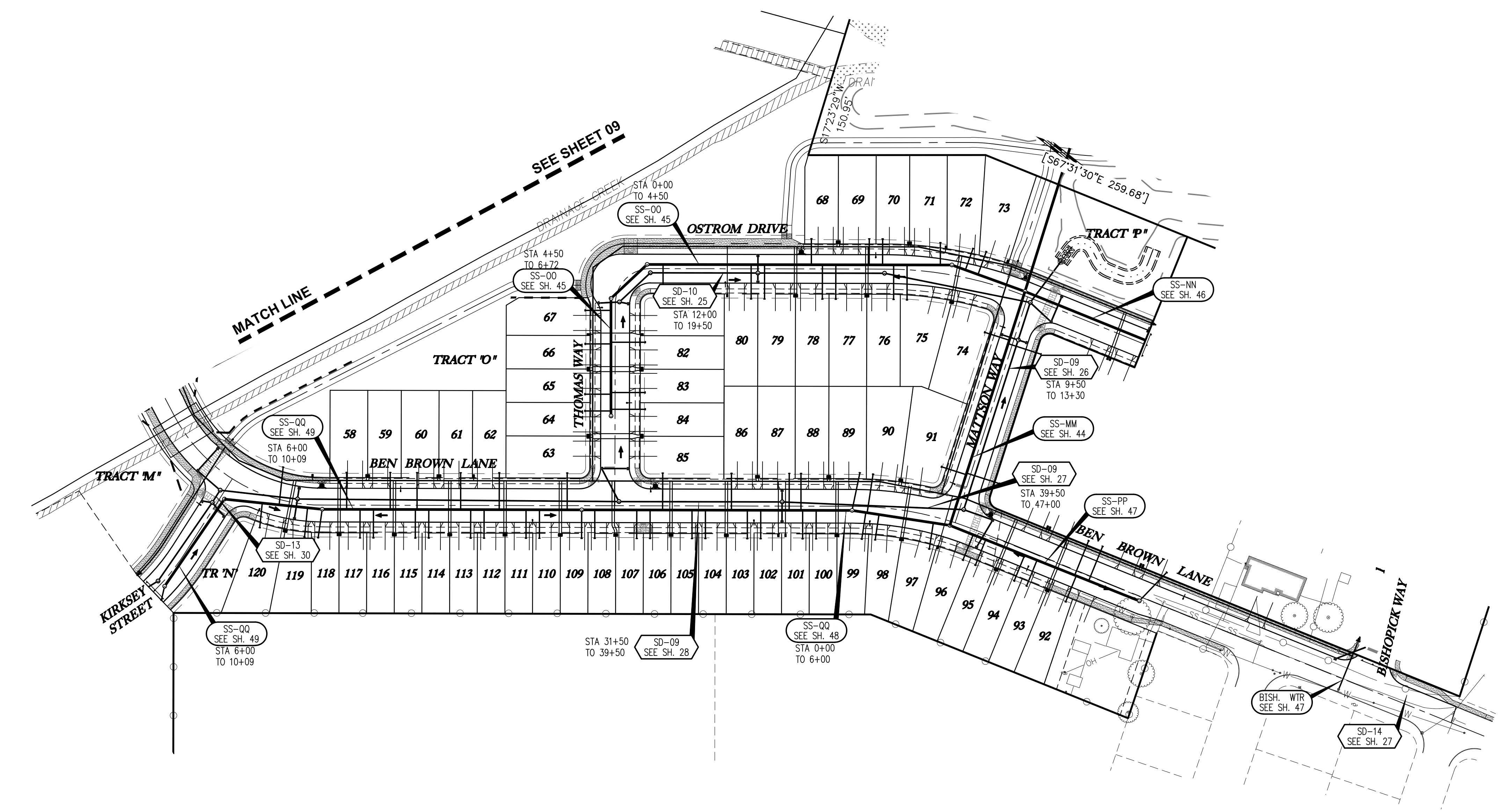
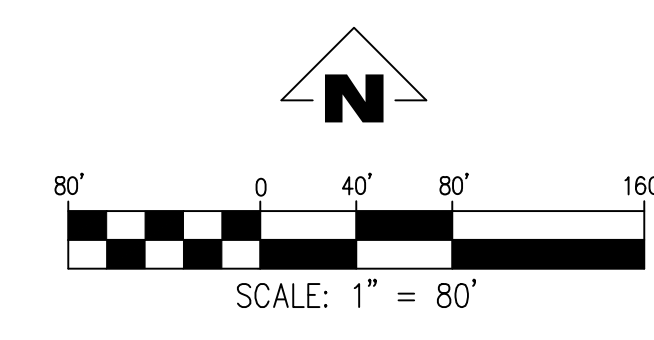
| REVISIONS | |
|-----------|---------------|
| NO. | DESCRIPTION |
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| 1 | 2ND SUBMITTAL |

EMERIO Design
 2677 WILLAKENZIE ROAD, SUITE 1A
 WOODBURN, OREGON 97149
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com



SHEET
07
 OF
56

FILE: P:\471-001-Smith-Creek-Feasibility.dwg | Phase 1A | 471-001-07.plat, Layout: 07-PRELIMINARY PLAT - WEST, Plot Date: 7/8/2019 2:12 PM, by: Zak Hankins 471-001



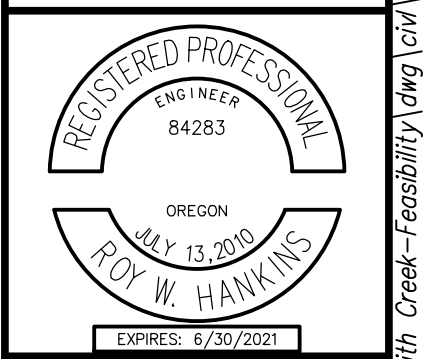
SMITH CREEK - PHASE 1A
 TAX MAP 52W13 - TL 100
 TAX MAP 52W13BD - TL 100 & 200
 TAX MAP 51W18BC - TL 4000
 WOODBURN, OREGON

**COMPOSITE UTILITY PLAN
 -EAST**

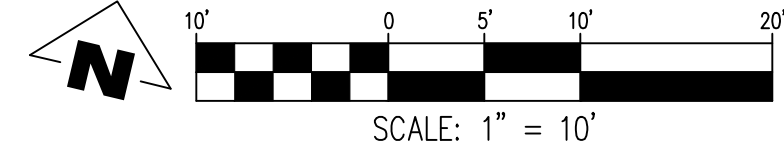
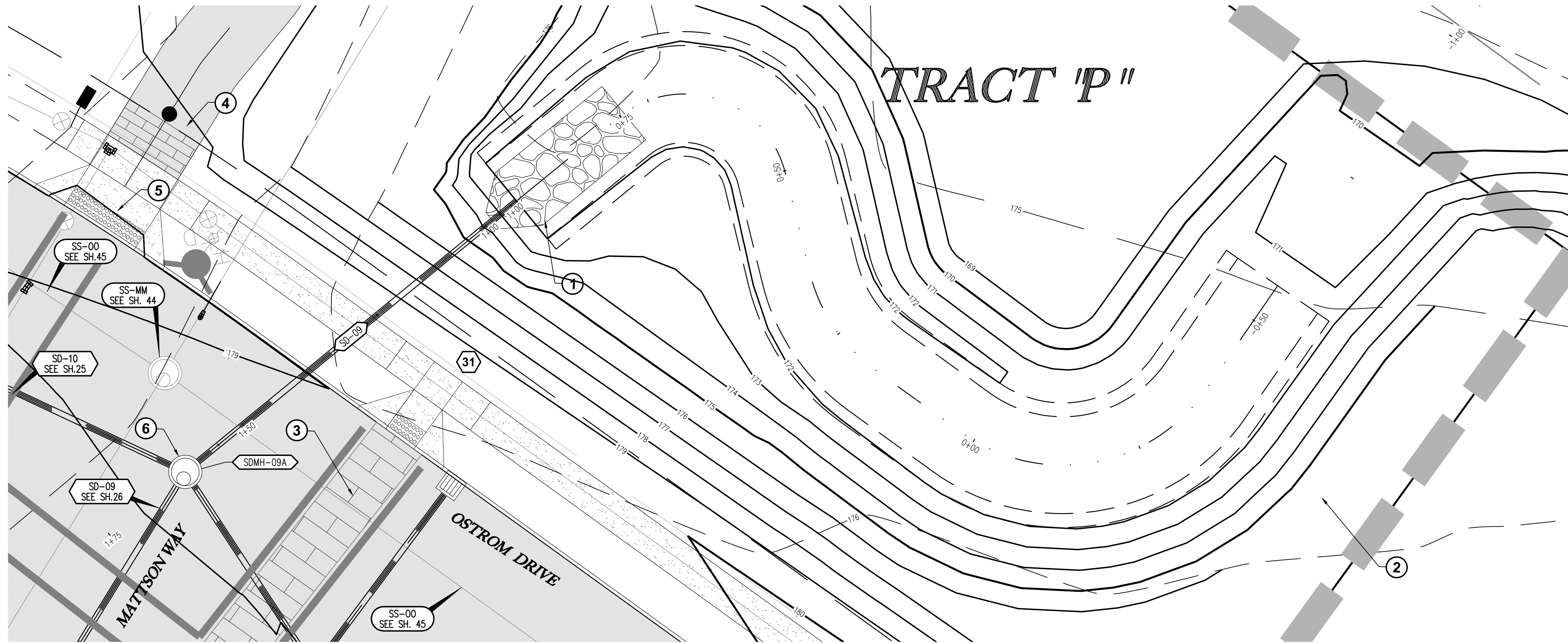
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| NO. | DESCRIPTION |
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| 5 | 8/2019 5TH SUBMITTAL |

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FILE: P:\471-001-Smith Creek-Feasibility.dwg | Phase 1 | 471-001-10.dwg | Layout: 10 COMPOSITE UTILITY PLAN -EAST | Plot Date: 8/28/2019 11:22 AM, by: Roy Hawkins 471-001



GENERAL NOTES:

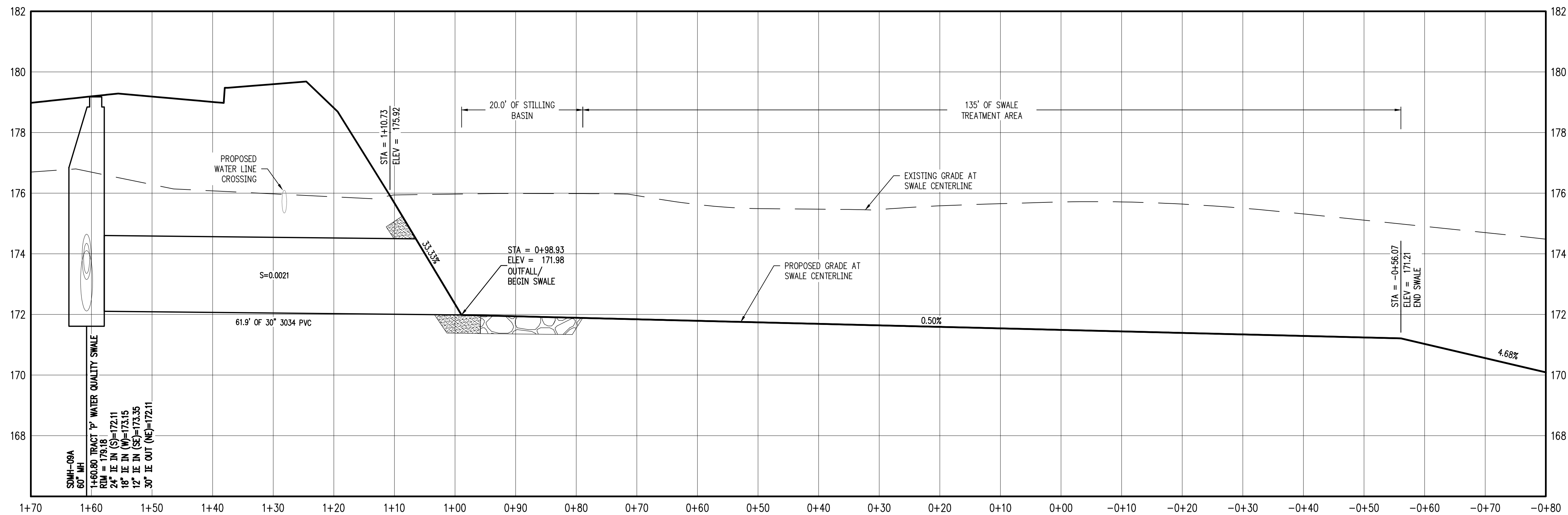
- A. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION & DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - B. BACKFILL NOTE: UNLESS NOTED OTHERWISE, PIPES UNDER PAVED SURFACE REQUIRE GRANULAR BACKFILL FOR PIPES OUTSIDE PAVEMENT, NATIVE BACKFILL IS PERMITTED.
 - C. SEE SHEET 24 FOR WATER QUALITY FACILITY DETAILS AND PLANTING PLAN
- SEE SHEET 32-38 FOR CURB RETURN DATA.

CONSTRUCTION NOTES:

- ① INSTALL HEADWALL AND STILLING BASIN PER DETAIL ON SHEET 24
- ② INSTALL CHAIN LINK FENCE AND GATE PER C.W.S DWG 740.
- ③ STAMPED CONCRETE WALKWAY.
- ④ TRAILHEAD
- ⑤ INSTALL ADA RAMP AT PROPERTY LINE SIDEWALK PER ODOT DWG NO RD756.
- ⑥ INSTALL STORM MANHOLE PER C.O.W DWG NO. 7500-1

TRACT 'P' WATER QUALITY FACILITY & STORM SD-09 - PLAN

SCALE: 1" = 10'



TRACT 'P' WATER QUALITY FACILITY & STORM SD-09 - PROFILE

SCALE: H: 1" = 10' V: 1" = 2'

SMITH CREEK - PHASE 1A
 TAX MAP 52W13 - TL 100
 TAX MAP 52W13BD - TL 100 & 200
 TAX MAP 51W18BC - TL 4000
 WOODBURN, OREGON

**TRACT 'P' WATER
 QUALITY FACILITY PLAN
 & PROFILE**

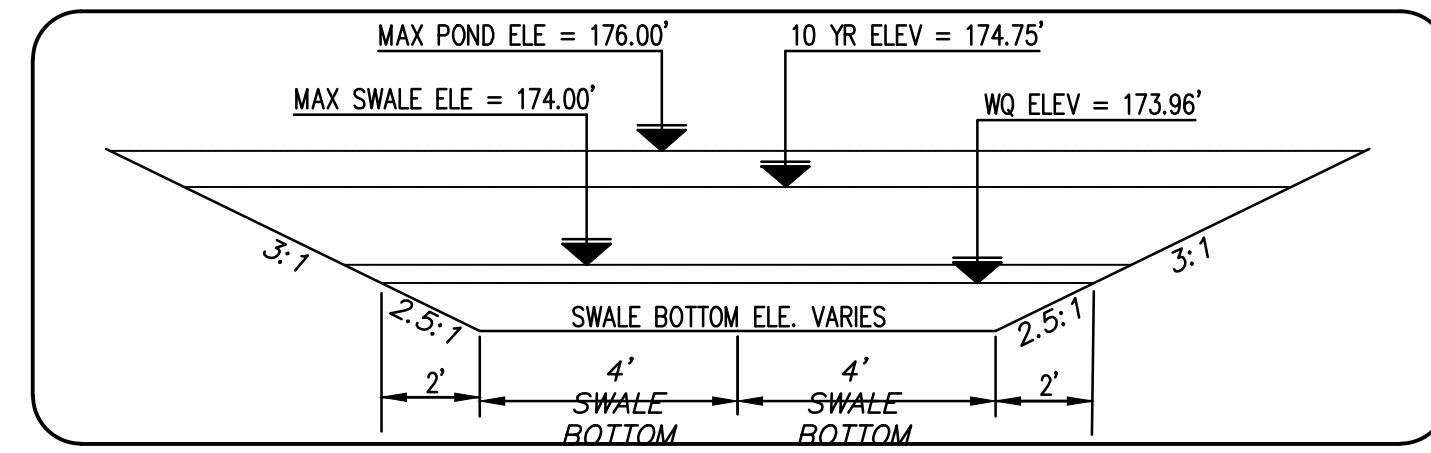
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| 1 | 5/2019 | 2ND SUBMITTAL |

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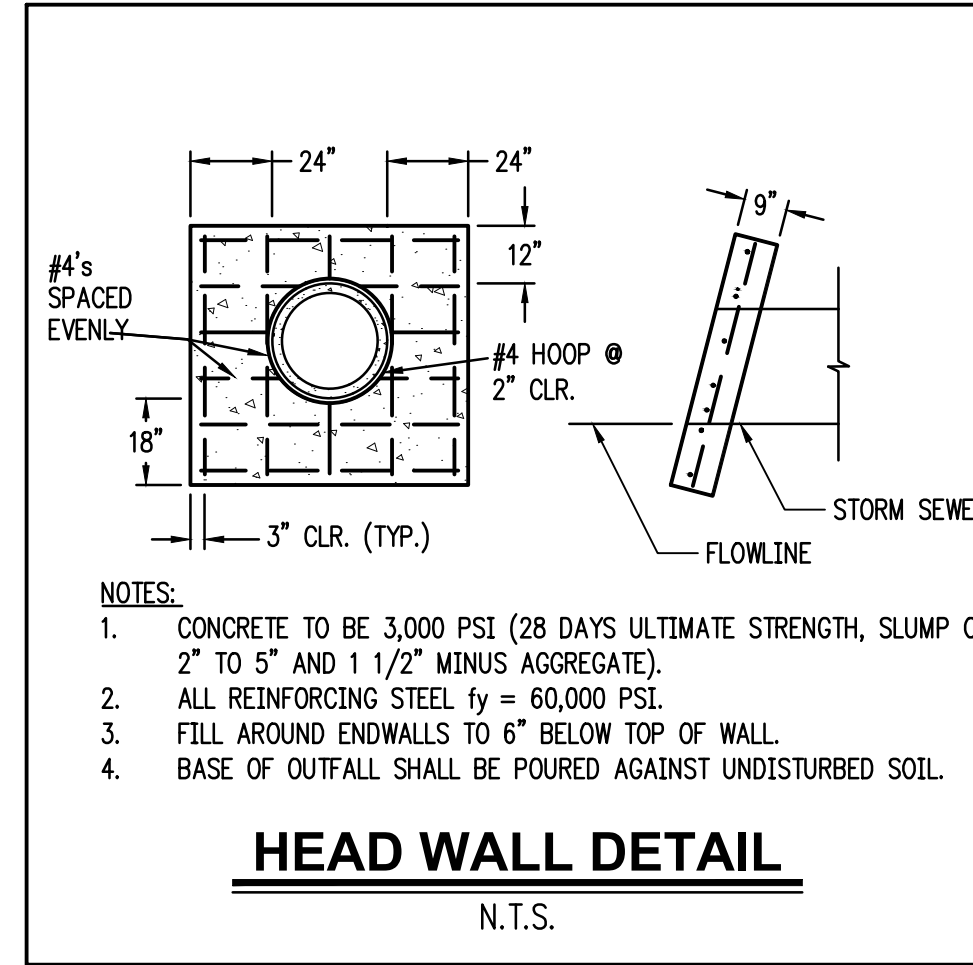
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FILE: P:\471-001-Smith-Creek-Feasibility.dwg | Phase 1 | 471-001-23wg03 | Layout: 23 TRACT 'P' WATER QUALITY FACILITY PLAN & PROFILE | Plot Date: 7/8/2019 2:19 PM | Dwg: Zak-Hankins 471-001



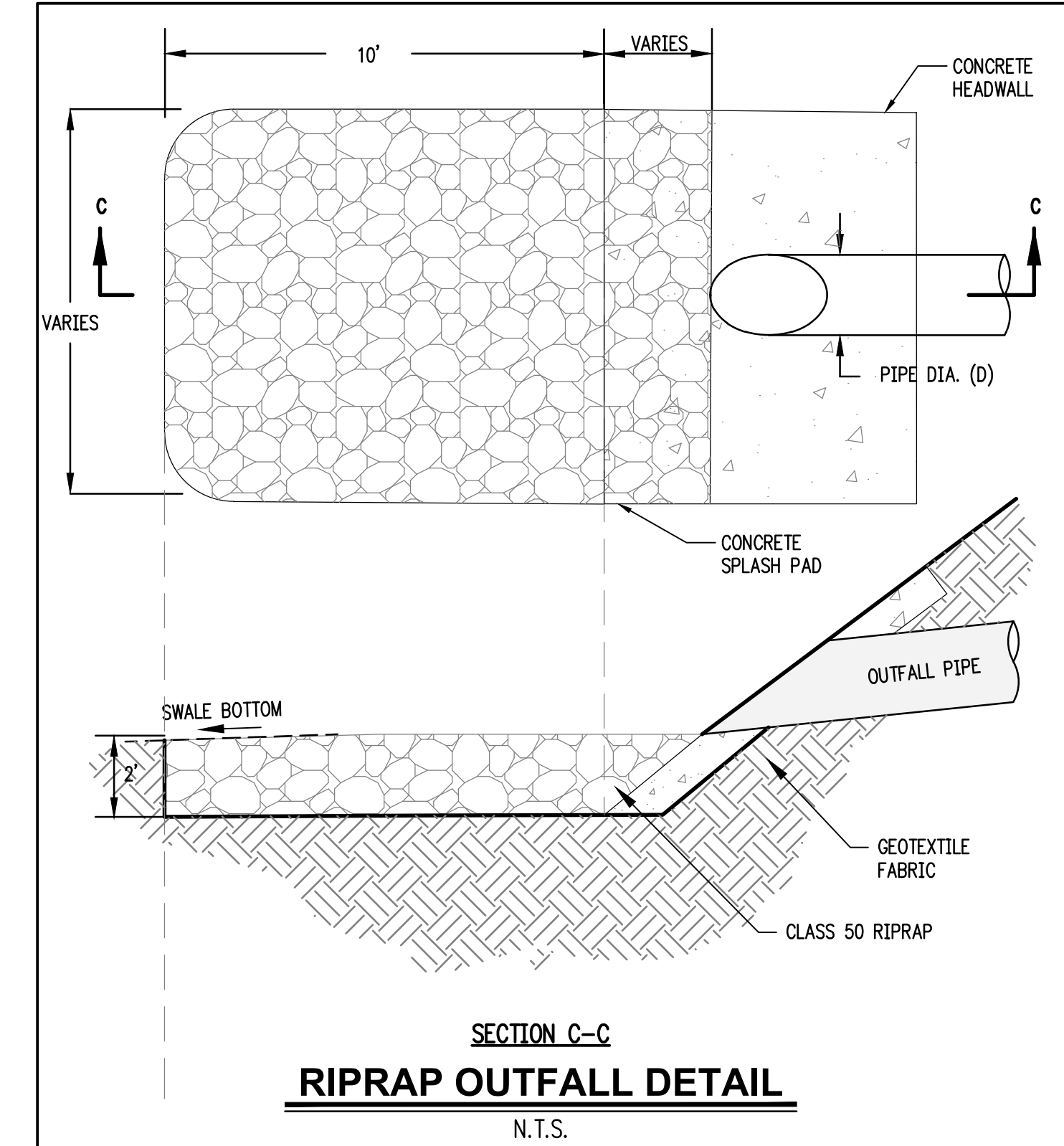
STORM WATER FACILITY - SECTION

N.T.S.



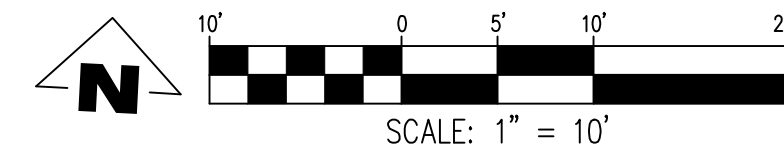
HEAD WALL DETAIL

N.T.S.

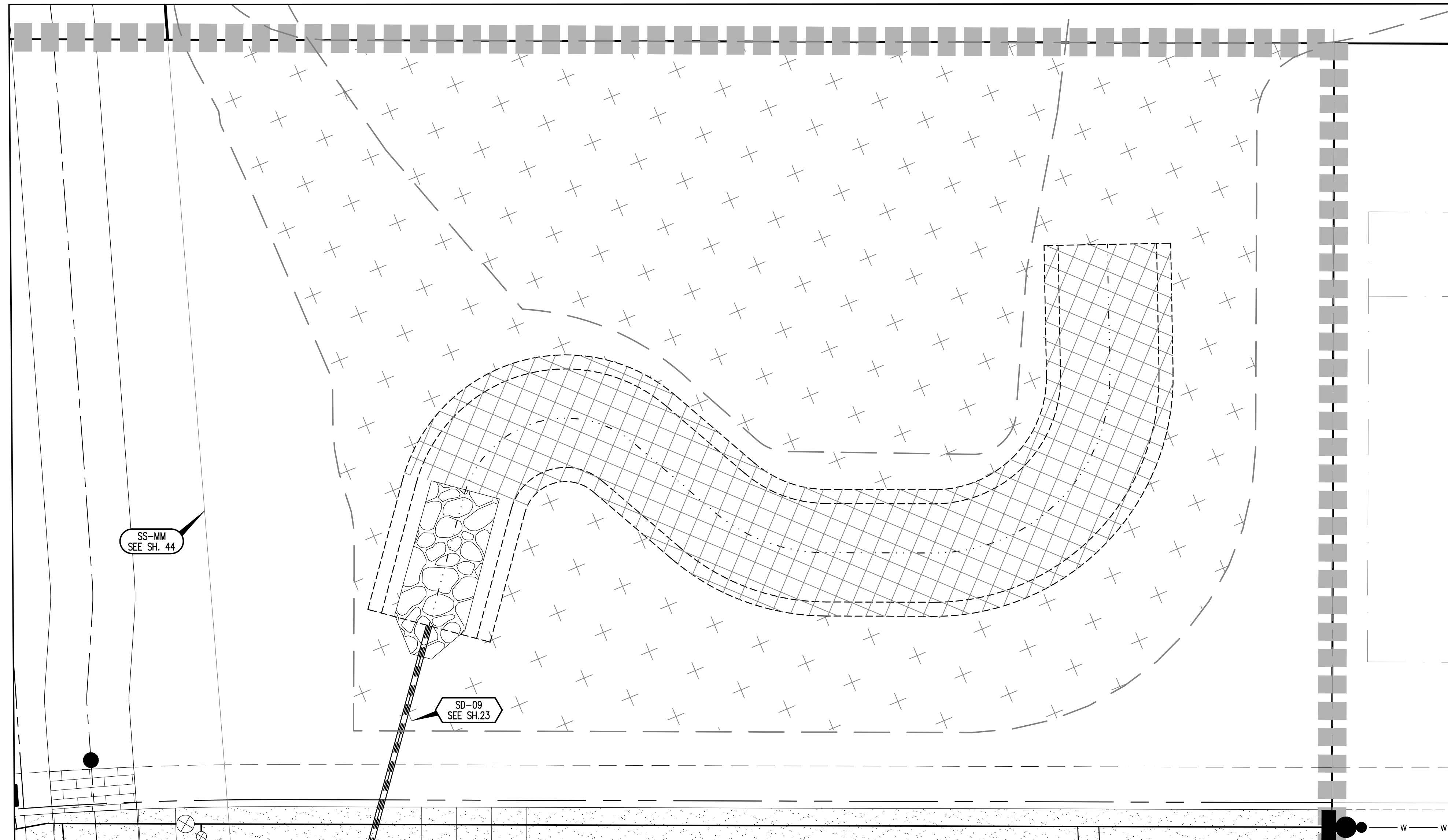


**SECTION C-C
RIPRAP OUTFALL DETAIL**

N.T.S.



SCALE: 1" = 10'



STORM WATER QUALITY FACILITY PLANTING PLAN (TR. P - PRIVATE)

SCALE 1" = 10'

**GRASS SEED MIX
(100% COVERAGE OF ALL AREAS OTHER THAN TREATMENT AREA)**

| COMMON NAME | SCIENTIFIC NAME | % OF MIXTURE BY PURE LIVE SEED | |
|---------------------|----------------------------|--------------------------------|------|
| DWARF TALL FESCUE | <i>Lolium arundinaceum</i> | 40 | FACU |
| DWARF PERENNIAL RYE | <i>Lolium perenne</i> | 30 | FACU |
| CREEPING RED FESCUE | <i>Festuca rubra</i> | 25 | FACU |
| COLONIAL BENTGRASS | <i>Agrostis tenuis</i> | 5 | OBL |

ALL AREAS OF DISTURBED SOILS ABOVE THE TREATMENT AREA OF THE WATER QUALITY SWALE SHALL BE RESEEDED WITH FOLLOWING SEED MIX. THE HYDROSEED APPLICATION RATE SHALL BE 120 LBS. PER ACRE.
* AVAILABLE THROUGH SUNMARK SEEDS INTERNATIONAL, INC. 1-888-214-7333.

TYPICAL WATER QUALITY & DETENTION POND - PLANTING TABLE

| TREATMENT AREA = 2,430 SF @ 6/SF = 14,580 PLANTS | Minimum Species Composition | Plant Category | Water Requirements | Light Requirements | Minimum Rooting Size | Minimum Plant Height | Spacing Format |
|--|-----------------------------|----------------|--------------------|--------------------|----------------------|----------------------|----------------|
| Plant Communities | | | | | | | |
| Rossi Sedge (<i>Carex rossi</i>) | 3,645 | Herb | Moist | Sun | Plug | 6" | Mass |
| Slough Sedge (<i>Carex obnupta</i>) | 3,645 | Herb | Moist | Moist | Plug | 6" | Mass |
| Creeping Spike Rush (<i>Eleocharis microcarpus</i>) | 3,645 | Herb | Moist | Wet | Part | 6" | Mass |
| Small Fruited Bulrush (<i>Scirpus microcarpus</i>) | 3,645 | Herb | Moist | Wet | Plug | 6" | Mass |
| 14,580 | | | | | | | |
| MID SLOPE AREA = 10,256 SF @ 0.05/SF = 513 SHRUBS @ 0.01/SF = 103 TREES | | | | | | | |
| Plant Communities | | | | | | | |
| Clustered Rose (<i>Rosa pisocarpa</i>) | 103 | Shrub | Moist | Sun | 1 gal. | 1.5' | Cluster |
| Douglas Spiraea (<i>Spiraea douglasii</i>) | 103 | Shrub | Wet | Sun | 1 gal. | 1.5' | Cluster |
| Ocean Spray (<i>Holodiscus discolor</i>) | 103 | Shrub | Dry | Sun | 1 gal. | 1.5' | Single |
| Red Flowering Currant (<i>Ribes sanguineum</i>) | 102 | Shrub | Dry | Sun | 1 gal. | 1.5' | Cluster |
| Pacific Ninebark (<i>Psycocarpus capitatus</i>) | 102 | Shrub | Moist | Part | 1 gal. | 2.0' | Single |
| 513 | | | | | | | |
| Pacific Willow (<i>Salix lasianдра</i>) | 34 | Tree | Wet | Sun | 1 gal. | 3.0' | Single |
| Red alder (<i>Alnus rubra</i>) | 34 | Tree | Moist | Sun | 1 gal. | 3.0' | Single |
| Vine Maple (<i>Acer circinatum</i>) | 35 | Tree | Moist | Part | 2 gal. | 2.0' | Single |
| 103 | | | | | | | |

* Tree spacing = sq footage x 0.01; Shrub spacing = sq footage x 0.05; Groundcover = 100% aerial cover
* Single = distribute throughout planting area. Cluster = group 3 to 7 plants in same area with herb or grass in between.
* Mass = plant densely to form a single stand of that species in a given area.

SMITH CREEK - PHASE 1A
TAX MAP 52W13 - TL 100
TAX MAP 52W13BD - TL 100 & 200
TAX MAP 51W18BC - TL 4000
WOODBURN, OREGON

TRACT 'P' WATER QUALITY FACILITY DETAILS

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|--------|---------------|
| 0 | 2/2019 | 1ST SUBMITTAL |
| 1 | 5/2019 | 2ND SUBMITTAL |

EMERIO Design
2677 WILLAMETTE ROAD, SUITE 1A
WOODBURN, OREGON 97149
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

REGISTERED PROFESSIONAL ENGINEER
84283
JULY 13, 2010
ROY W. HANKINS
EXPIRES: 6/30/2021

SHEET
24
OF
56

Enclosure 3
Sheet 4 of 4

FILE: P:\471-001-Smith-Creek-Feasibility\dwg\Phase 1\471-001-24wg04.dwg | Phase 1 | 471-001-24wg04.dwg | Layout: 24 | TRACT 'P' WATER QUALITY FACILITY DETAILS | Plot Date: 7/18/2019 10:36 AM, by: Zak Hankins 471-001

SMITH CREEK

REPLAT OF PARCEL 2, PARTITION PLAT 2019-40
 LOCATED IN THE N.W. & N.E. 1/4 OF SEC. 13, T. 5 S., R. 2 W., AND THE N.W. 1/4 OF SEC. 18, T. 5 S., R. 1. W., W.M.,
 CITY OF WOODBURN, MARION COUNTY, OREGON
 FEBRUARY 24, 2020

NARRATIVE

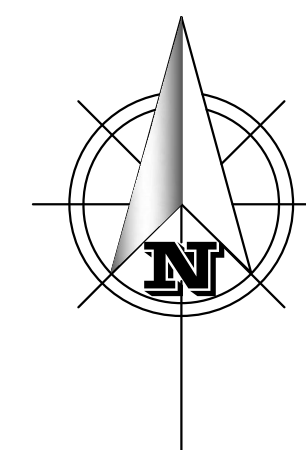
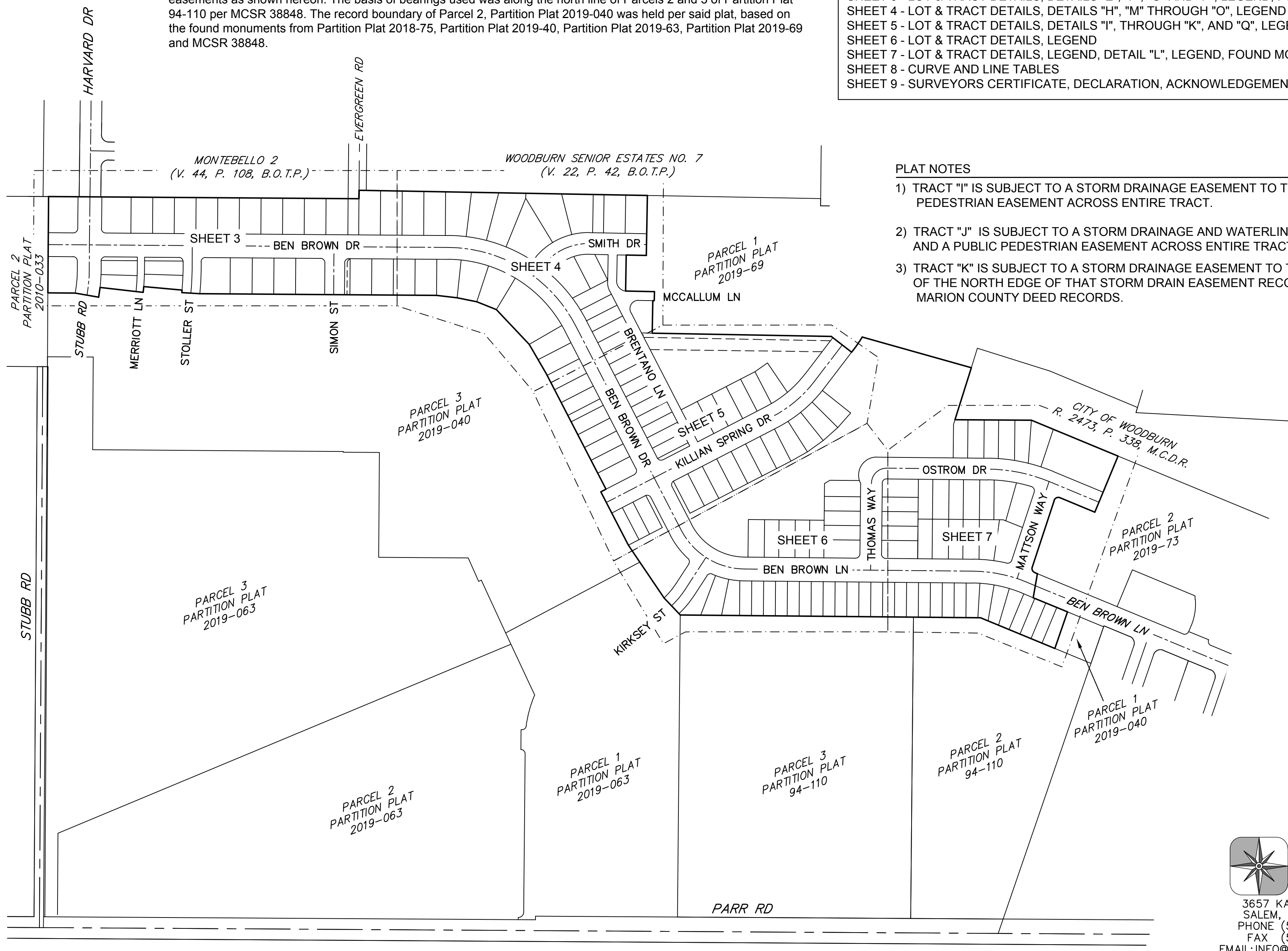
The purpose of this survey is to subdivide that property described in that instrument recorded in Reel 4227, Page 450, Marion County Deed Records (Parcel 2, Partition Plat 2019-40), into lots and tracts, and to create the streets and easements as shown hereon. The basis of bearings used was along the north line of Parcels 2 and 3 of Partition Plat 94-110 per MCSR 38848. The record boundary of Parcel 2, Partition Plat 2019-040 was held per said plat, based on the found monuments from Partition Plat 2018-75, Partition Plat 2019-40, Partition Plat 2019-63, Partition Plat 2019-69 and MCSR 38848.

SHEET INDEX

- SHEET 1 - INDEX, SHEET LAYOUT, NARRATIVE, PLAT NOTES
- SHEET 2 - OVERALL BOUNDARY, LEGEND, SURVEY REFERENCES, FOUND MONUMENT LIST, DETAILS "A" THROUGH "D"
- SHEET 3 - LOT & TRACT DETAILS, DETAILS "E", "F", "G" AND "P", LEGEND, FOUND MONUMENT LIST (CONTINUED)
- SHEET 4 - LOT & TRACT DETAILS, DETAILS "H", "M" THROUGH "O", LEGEND
- SHEET 5 - LOT & TRACT DETAILS, DETAILS "I", THROUGH "K", AND "Q", LEGEND
- SHEET 6 - LOT & TRACT DETAILS, LEGEND
- SHEET 7 - LOT & TRACT DETAILS, LEGEND, DETAIL "L", LEGEND, FOUND MONUMENT LIST (CONTINUED)
- SHEET 8 - CURVE AND LINE TABLES
- SHEET 9 - SURVEYORS CERTIFICATE, DECLARATION, ACKNOWLEDGEMENTS, APPROVALS

PLAT NOTES

- 1) TRACT "I" IS SUBJECT TO A STORM DRAINAGE EASEMENT TO THE CITY OF WOODBURN AND A PUBLIC PEDESTRIAN EASEMENT ACROSS ENTIRE TRACT.
- 2) TRACT "J" IS SUBJECT TO A STORM DRAINAGE AND WATERLINE EASEMENT TO THE CITY OF WOODBURN AND A PUBLIC PEDESTRIAN EASEMENT ACROSS ENTIRE TRACT.
- 3) TRACT "K" IS SUBJECT TO A STORM DRAINAGE EASEMENT TO THE CITY OF WOODBURN LYING SOUTHERLY OF THE NORTH EDGE OF THAT STORM DRAIN EASEMENT RECORDED IN VOLUME 616, PAGE 32, MARION COUNTY DEED RECORDS.



SCALE: 1" = 200'

Enclosure 4
 Sheet 1 of 9



BARKER
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 EMAIL: INFO@BARKERWILSON.COM

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 19, 1994
 GREGORY L. WILSON
 2687

EXPIRATION DATE: 6/30/2020

LEGEND:

- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
- = Found monument within 0.2' of ground surface unless noted otherwise (see found monument list)
- ()1 = Data of record and measured per Partition Plat 2019-040
- ()2 = Data of record and measured per Partition Plat 2019-063
- ()3 = Data of record and measured per Partition Plat 2018-065
- ()4 = Data of record and measured per Partition Plat 2018-075
- ()5 = Data of record and measured per M.C.S.R. 38848
- [] = Survey Reference
- P.P. = Partition Plat
- R. = Reel
- P. = Page
- V. = Volume
- M.C.S.R. = Marion County Survey Records
- M.C.D.R. = Marion County Deed Records
- B.O.T.P. = Book of Town Plats

SMITH CREEK

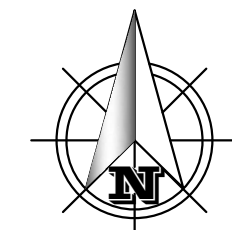
REPLAT OF PARCEL 2, PARTITION PLAT 2019-40
 LOCATED IN THE N.W. & N.E. 1/4 OF SEC. 13, T. 5 S., R. 2 W.,
 AND THE N.W. 1/4 OF SEC. 18, T. 5 S., R. 1. W., W.M.,
 CITY OF WOODBURN, MARION COUNTY, OREGON
 FEBRUARY 24, 2020

SURVEY REFERENCES

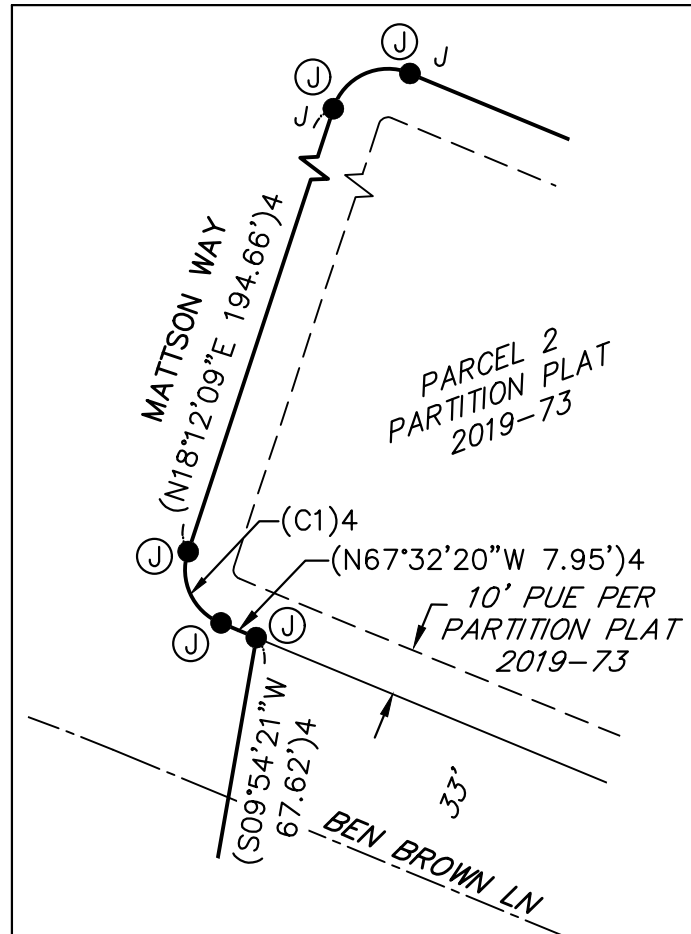
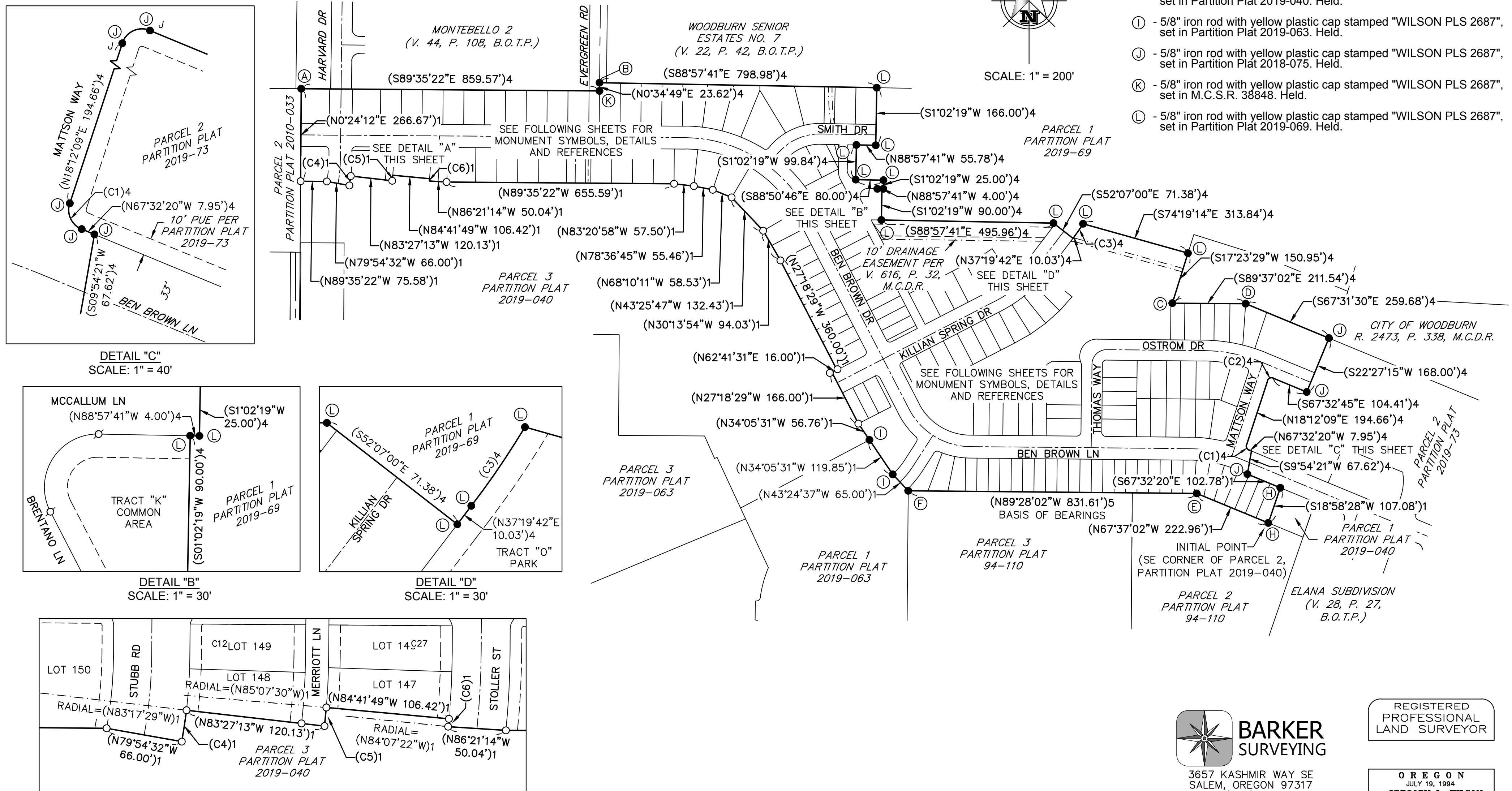
- | | |
|--|---|
| [1] - PARTITION PLAT NO. 2019-040 | [9] - M.C.S.R. 34322 |
| [2] - PARTITION PLAT NO. 2019-063 | [10] - M.C.S.R. 21246 |
| [3] - PARTITION PLAT NO. 2018-065 | [11] - M.C.S.R. 14028 |
| [4] - PARTITION PLAT NO. 2018-075 | [12] - M.C.S.R. 3057 |
| [5] - M.C.S.R. 38848 | [13] - WOODBURN SENIOR ESTATES NO. 7 (V. 22, P. 42, B.O.T.P.) |
| [6] - PARTITION PLAT NO. 2019-069 | [14] - MCSR 26435 |
| [7] - MONTEBELLO 2 (V. 44, P. 108, B.O.T.P.) | [15] - PARTITION PLAT 2010-33 |
| [8] - M.C.S.R. 35344 | [16] - PARTITION PLAT 94-110 |

FOUND MONUMENTS LIST

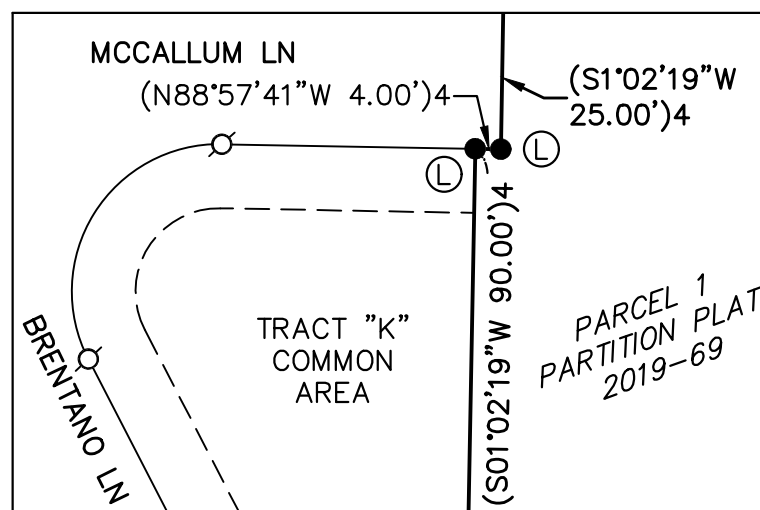
- (A) - 5/8" iron rod with yellow plastic cap marked "LS 2871", set in Partition Plat 2010-33. Held.
- (B) - 1/2" iron pipe, down 0.8', set in WOODBURN SENIOR ESTATES NO. 7. Held.
- (C) - 5/8" iron rod, bent and tied at spin, set in M.C.S.R. 36435. Held.
- (D) - 5/8" iron rod, set in M.C.S.R. 36435. Held.
- (E) - 5/8" iron rod, bent and tied at spin, set in Partition Plat 94-110. Held.
- (F) - 5/8" iron rod with yellow plastic cap marked "DESANTIS LS 791", set in Partition Plat 94-110. Held.
- (G) - 5/8" iron rod with yellow plastic cap stamped "DESANTIS LS 791", set in M.C.S.R. 34201. Held.
- (H) - 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in Partition Plat 2019-040. Held.
- (I) - 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in Partition Plat 2019-063. Held.
- (J) - 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in Partition Plat 2018-075. Held.
- (K) - 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in M.C.S.R. 38848. Held.
- (L) - 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in Partition Plat 2019-069. Held.



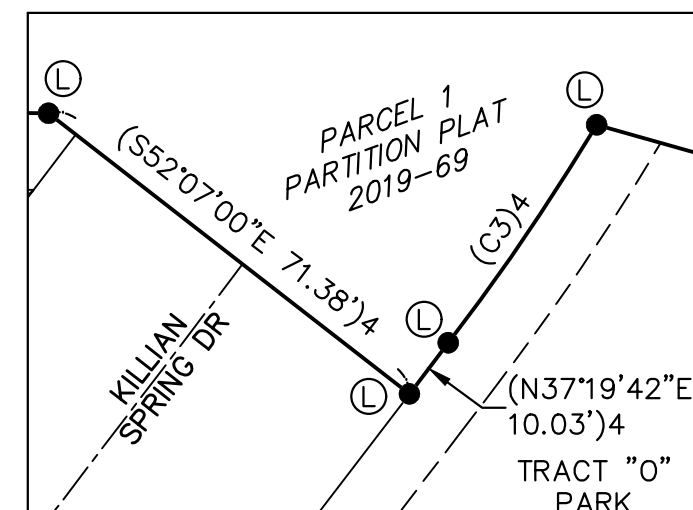
SCALE: 1" = 200'



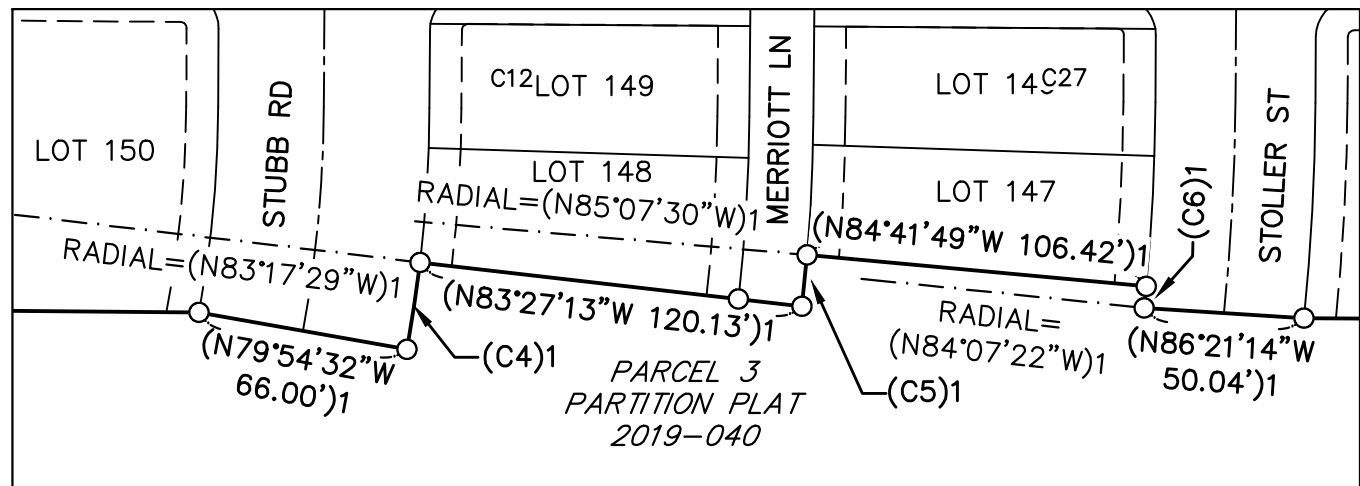
DETAIL "C"
SCALE: 1" = 40'



DETAIL "B"
SCALE: 1" = 30'



DETAIL "D"
SCALE: 1" = 30'



DETAIL "A"
SCALE: 1" = 60'

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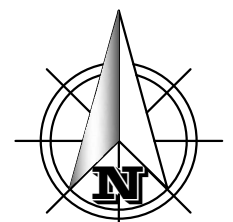
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 19, 1994
 GREGORY L. WILSON
 2687

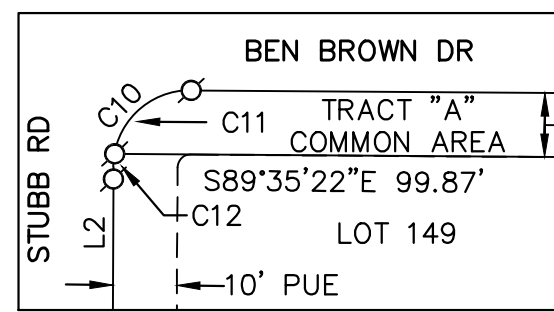
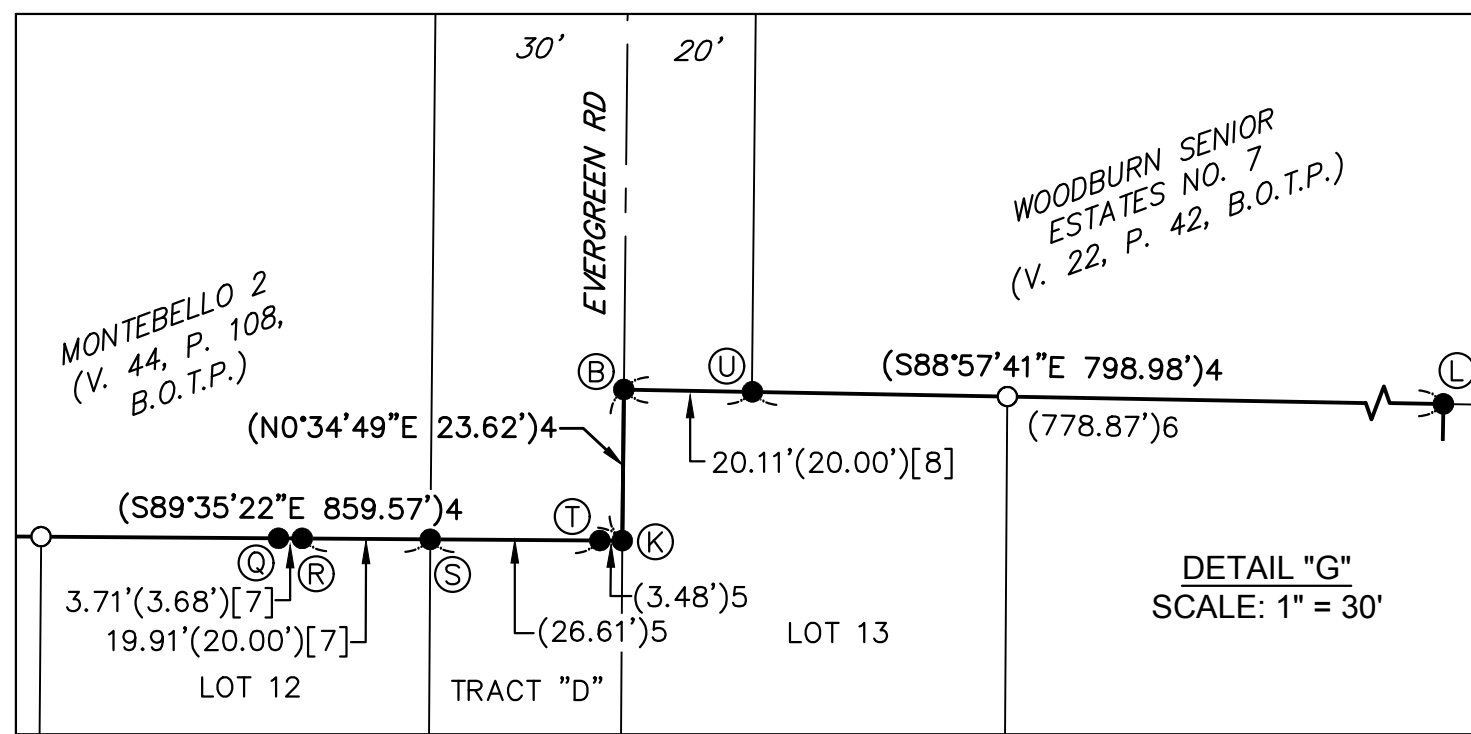
EXPIRATION DATE: 6/30/2020

SMITH CREEK

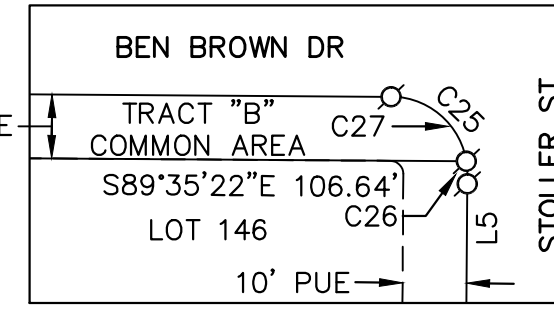
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 CITY OF WOODBURN, MARION COUNTY, OREGON
 FEBRUARY 24, 2020



SCALE: 1" = 50'

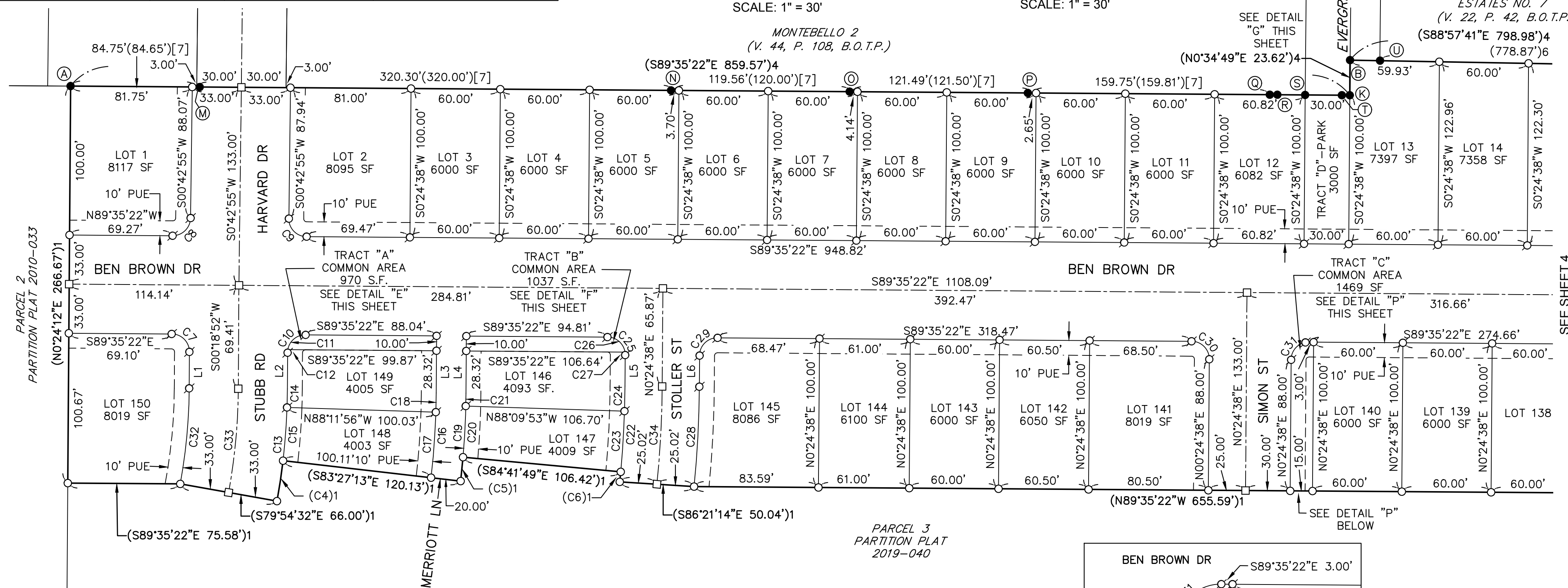


DETAIL "E"
SCALE: 1" = 30'



DETAIL "F"
SCALE: 1" = 30'

WOODBURN SENIOR
ESTATES NO. 7
(V. 22, P. 42, B.O.T.P.)

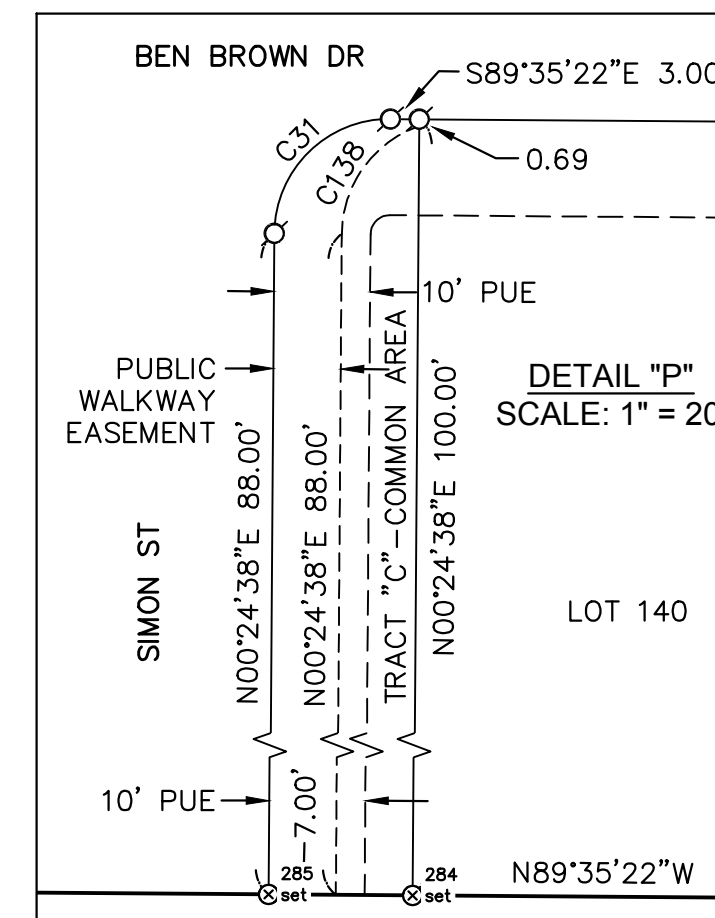


LEGEND:

- = 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 1" aluminum cap stamped "WILSON PLS 2687" in monument box (To be post-monumented)
- = Found monument within 0.2' of ground surface unless (see found monument list)
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- ()4 = Data of record and measured per Partition Plat 2018-075
- [] = Survey Reference
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- P. = Page
- V. = Volume
- M.C.S.R. = Marion County Survey Records
- M.C.D.R. = Marion County Deed Records
- B.O.T.P. = Book of Town Plats
- SF = Square Feet

FOUND MONUMENTS LIST (CONTINUED)

- (M) - 5/8" iron rod with yellow plastic cap marked "WILHELM END. OR. LS 2413", set in MONTEBELLO 2. Found 0.24' north of boundary line.
- (N) - 5/8" iron rod with yellow plastic cap marked "WILHELM END. OR. LS 2413", set in MONTEBELLO 2. Found 0.25' north of boundary line.
- (O) - 5/8" iron rod, set in MONTEBELLO 2. Found 0.08' north of boundary line.
- (P) - 5/8" iron rod with yellow plastic cap marked "WILHELM END. OR. LS 2413", set in MONTEBELLO 2. Found 0.05' north of boundary line.
- (Q) - 5/8" iron rod, set in M.C.S.R. 34322. Found 0.04' south of boundary line.
- (R) - 5/8" iron rod with aluminum cap, unreadable, down 0.08', set in M.C.S.R. 21246. Found 0.29' south of boundary line.
- (S) - 5/8" iron rod with yellow plastic cap stamped "WILHELM ENG. OR. LS 2413", in concrete, set in MONTEBELLO 2. Held.
- (T) - Railroad rail, origin unknown, shown in M.C.S.R. 3057. Found 0.08' south of boundary line.
- (U) - 5/8" iron rod with yellow plastic cap stamped "WILHELM ENG. OR. LS 2413", set in M.C.S.R. 35344. Held.



DETAIL "P"
SCALE: 1" = 20'



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PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRATION DATE: 6/30/2020

SMITH CREEK

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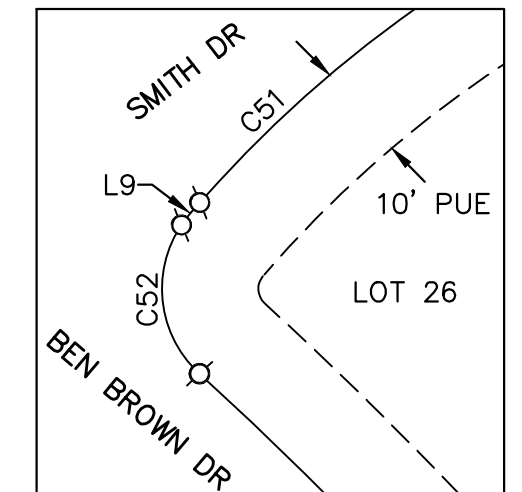
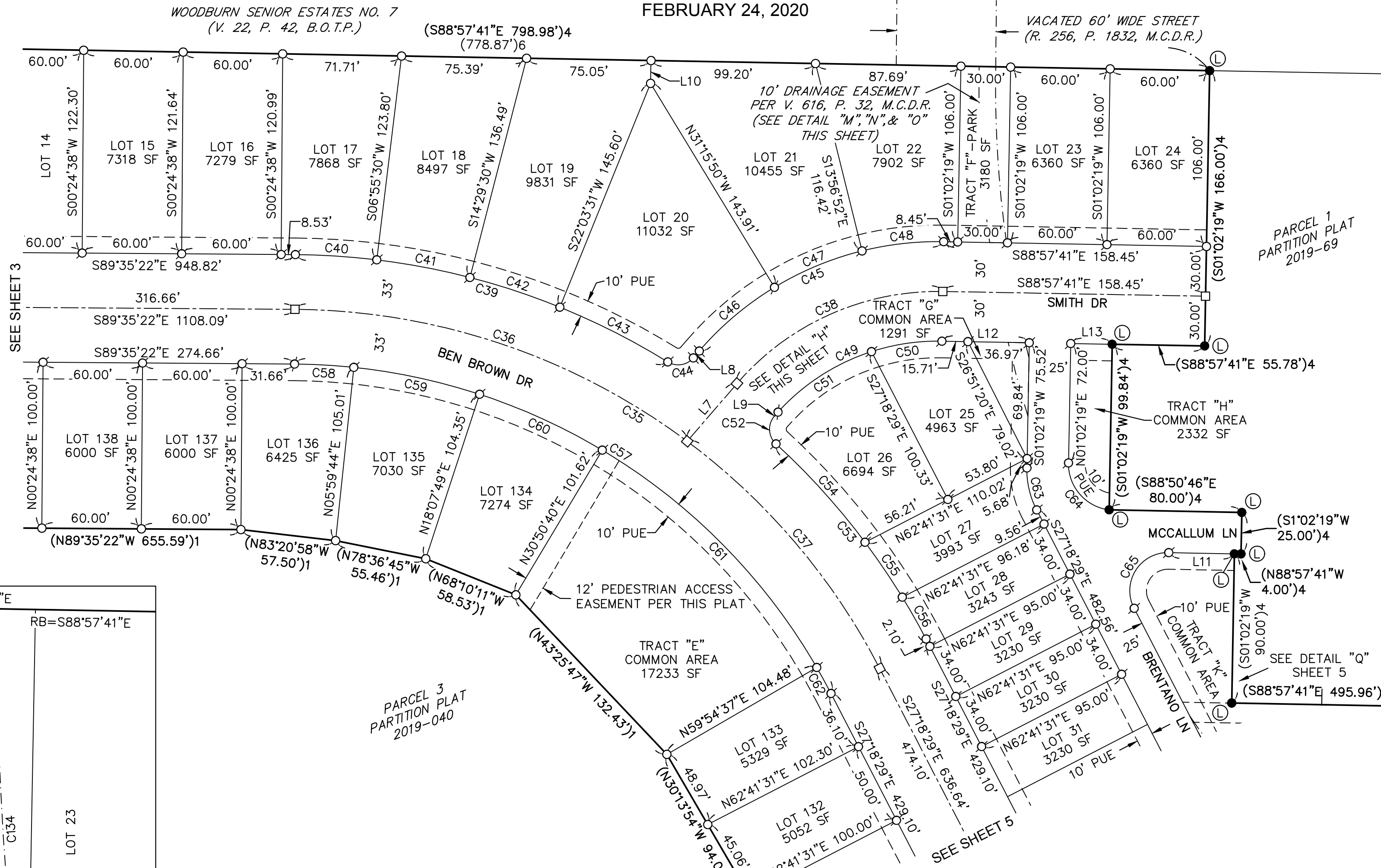
FEBRUARY 24, 2020

WOODBURN SENIOR ESTATES NO. 7
(V. 22, P. 42, B.O.T.P.)

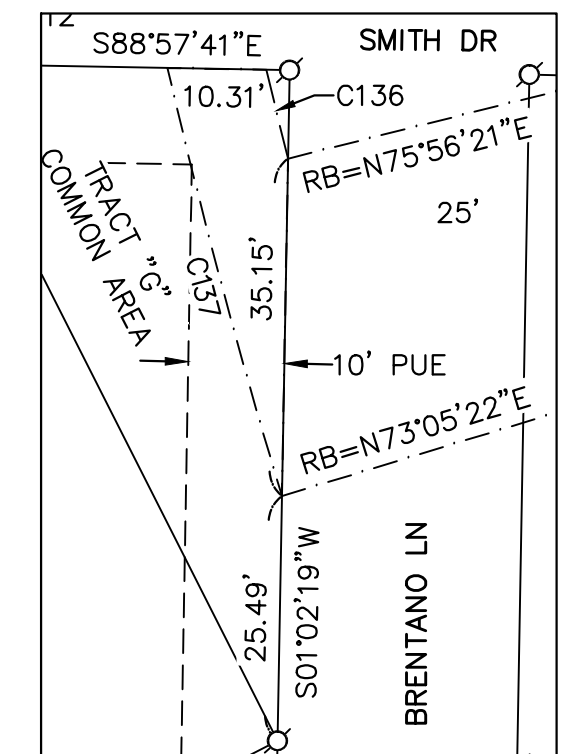
VACATED 60' WIDE STREET
(R. 256, P. 1832, M.C.D.R.)



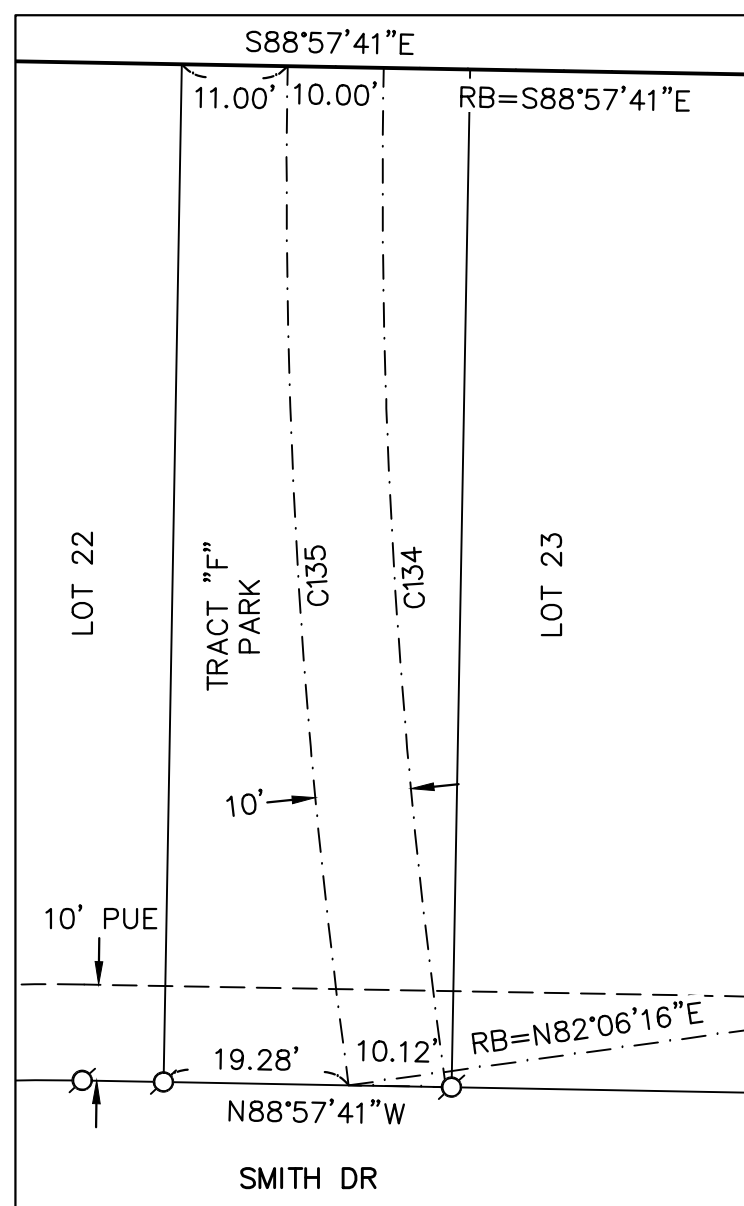
SCALE: 1" = 50'



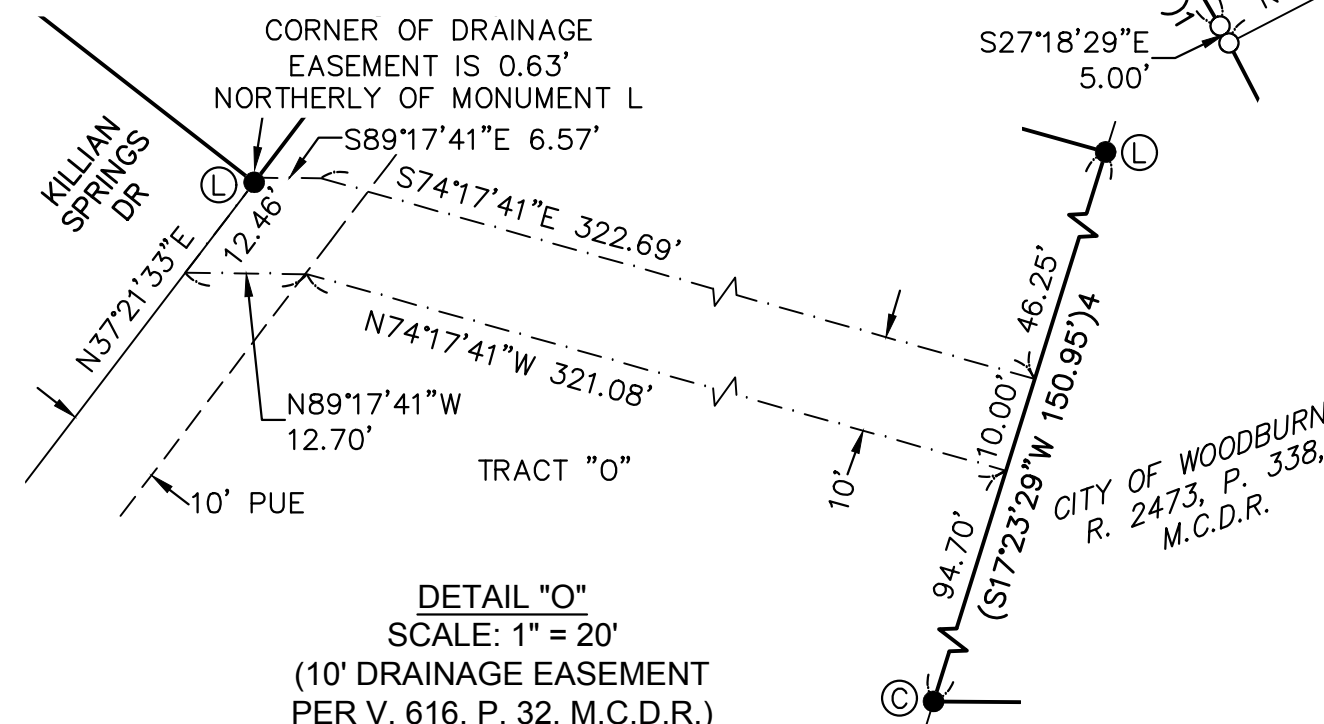
DETAIL "H"
SCALE: 1" = 20'



DETAIL "N"
SCALE: 1" = 20'
(10' DRAINAGE EASEMENT PER V. 616, P. 32, M.C.D.R.)



DETAIL "M"
SCALE: 1" = 20'
(10' DRAINAGE EASEMENT PER V. 616, P. 32, M.C.D.R.)



DETAIL "O"
SCALE: 1" = 20'
(10' DRAINAGE EASEMENT PER V. 616, P. 32, M.C.D.R.)

LEGEND:

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- PUE = Public Utility Easement
- P.P. = Partition Plat
- B.O.T.P. = Book of Town Plats
- R. = Reel
- P. = Page
- V. = Volume
- SF = Square Feet
- RB = Radial Bearing



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LAND SURVEYOR

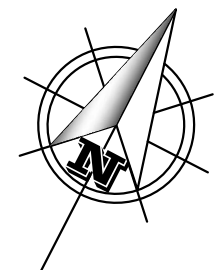
OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRATION DATE: 6/30/2020

SMITH CREEK

REPLAT OF PARCEL 2, PARTITION PLAT 2019-40
LOCATED IN THE N.W. & N.E. 1/4 OF SEC. 13, T. 5 S., R. 2 W.,
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CITY OF WOODBURN, MARION COUNTY, OREGON
FEBRUARY 24, 2020

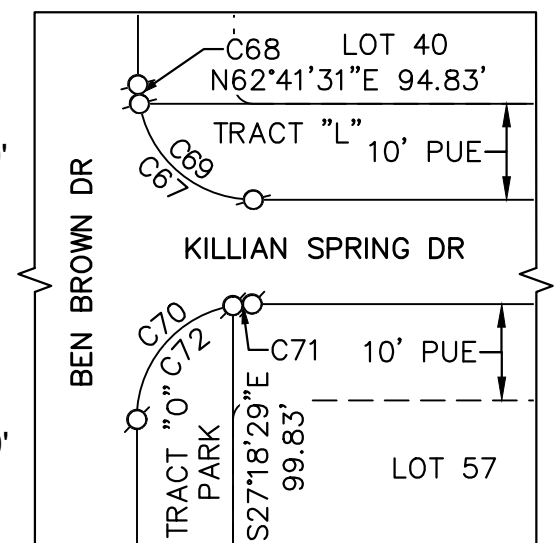
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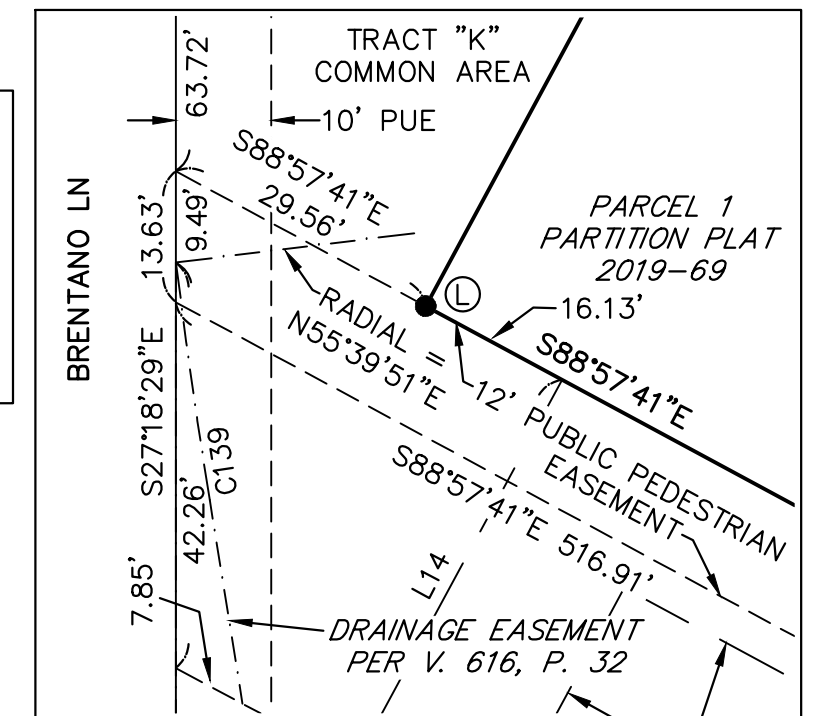
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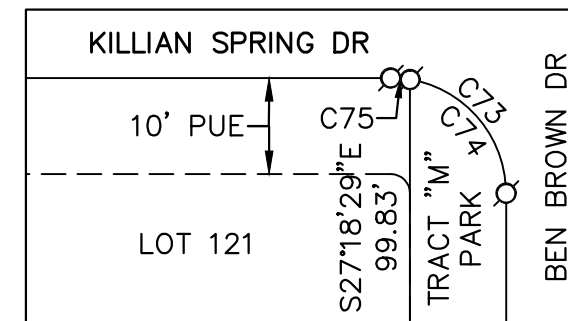
DETAIL "I"
SCALE: 1" = 20'



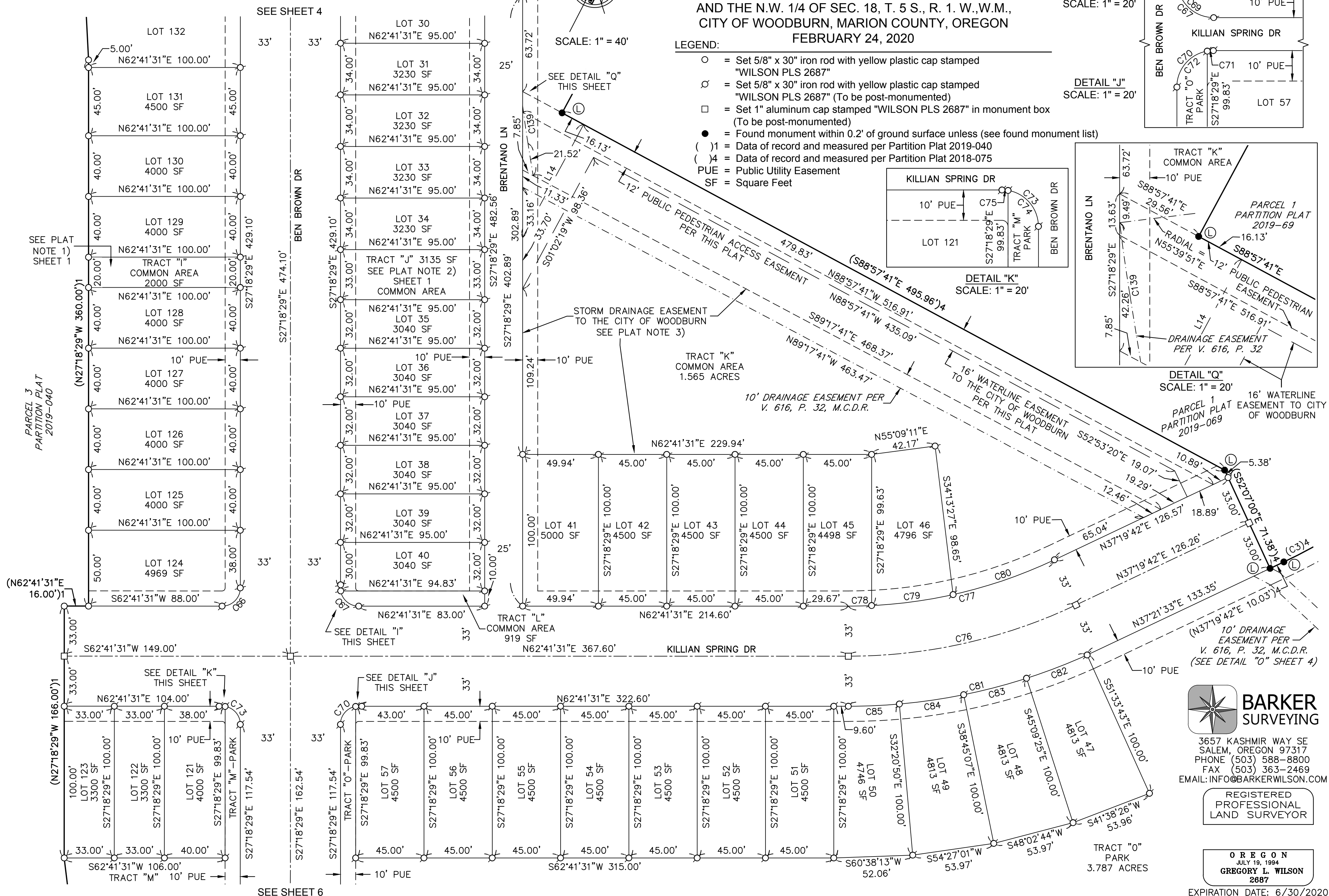
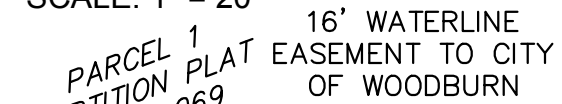
DETAIL "J"
SCALE: 1" = 20'



DETAIL "K"
SCALE: 1" = 20'



DETAIL "Q"
SCALE: 1" = 20'



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OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRATION DATE: 6/30/2020

SEE SHEET 4

SEE SHEET 6

PARCEL 3
PARTITION PLAT
2019-040

SEE PLAT
NOTE 1)
SHEET 1

SEE DETAIL "I"
THIS SHEET

SEE DETAIL "J"
THIS SHEET

SEE DETAIL "Q"
THIS SHEET

STORM DRAINAGE EASEMENT
TO THE CITY OF WOODBURN
SEE PLAT NOTE 3)

TRACT "K"
COMMON AREA
1.565 ACRES

10' DRAINAGE EASEMENT PER
V. 616, P. 32, M.C.D.R.

16' WATERLINE EASEMENT
TO THE CITY OF WOODBURN
PER THIS PLAT

16' WATERLINE EASEMENT TO CITY
OF WOODBURN

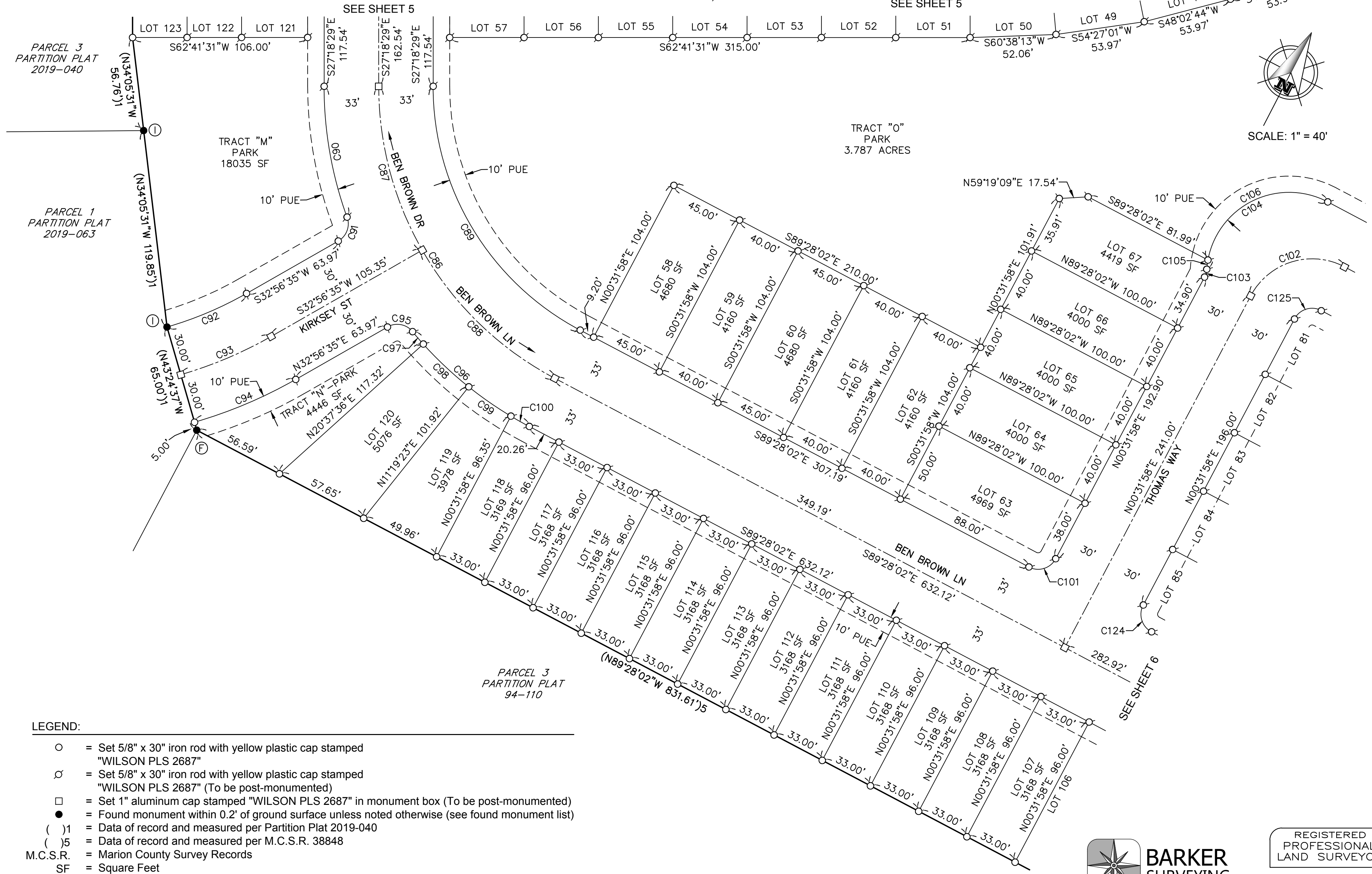
10' DRAINAGE EASEMENT PER
V. 616, P. 32, M.C.D.R.
(SEE DETAIL "O" SHEET 4)

SMITH CREEK

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 CITY OF WOODBURN, MARION COUNTY, OREGON
 FEBRUARY 24, 2020



SCALE: 1" = 40'



LEGEND:

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- ⊗ = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687" (To be post-monumented)
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- M.C.S.R. = Marion County Survey Records
- SF = Square Feet

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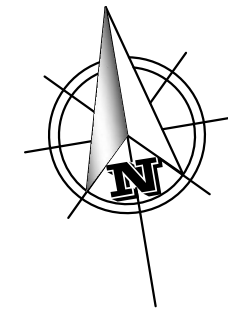
OREGON
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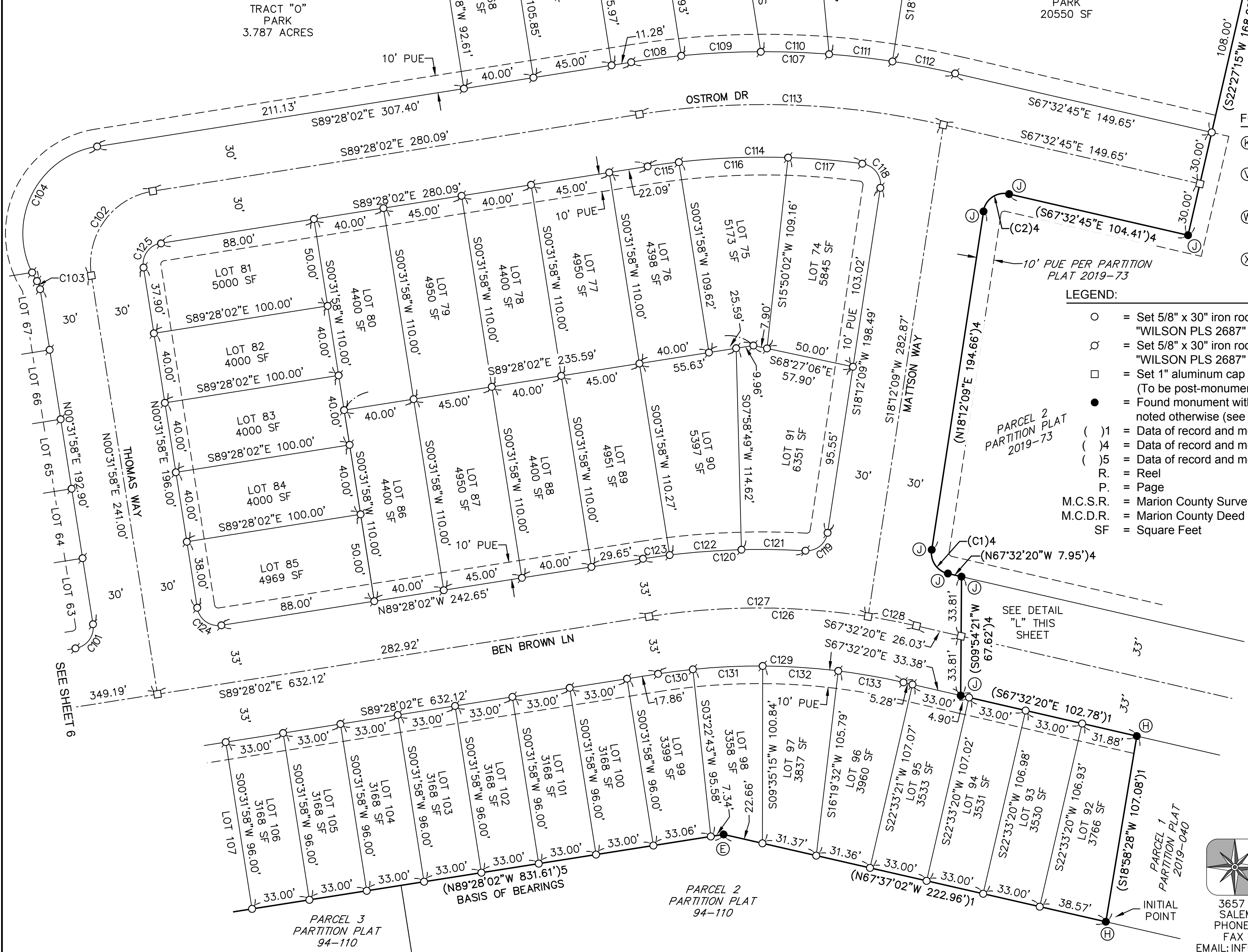
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 CITY OF WOODBURN, MARION COUNTY, OREGON
 FEBRUARY 24, 2020

CITY OF WOODBURN
 R. 2473, P. 338,
 M.C.D.R.



SCALE: 1" = 40'

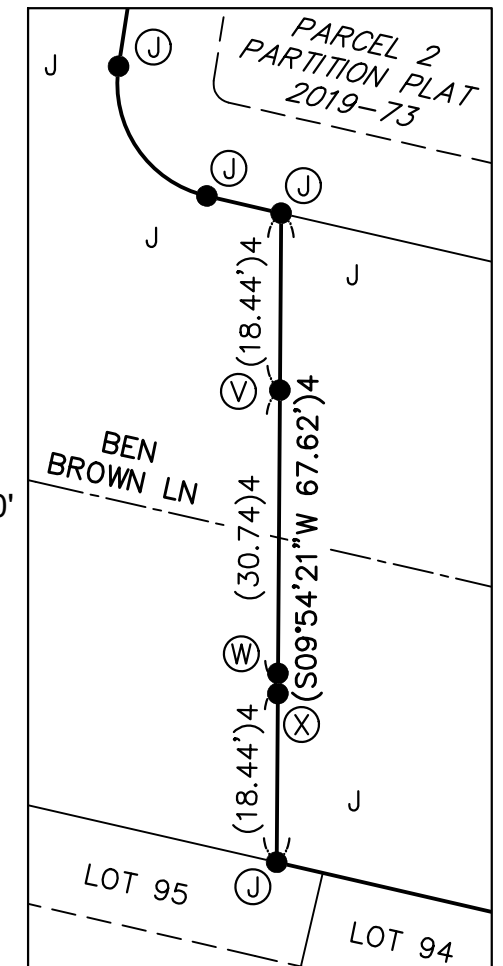


FOUND MONUMENTS LIST (CONTINUED)

- (K) - 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in M.C.S.R. 38848. Held.
- (V) - 1" iron pipe, set in M.C.S.R. 14028. On west right of way of BEN BROWN LANE. Found N09°54'21"E 0.05' from calculated position.
- (W) - 1" iron pipe, set in M.C.S.R. 14028. On east right of way of BEN BROWN LANE. Found N09°54'21"E 0.62' from monument X.
- (X) - 5/8" iron rod with yellow plastic cap stamped "WILSON 2687", set in M.C.S.R. 38848.

LEGEND:

- = 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)
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- () 1 = Data of record and measured per Partition Plat 2019-040
- () 4 = Data of record and measured per Partition Plat 2018-075
- () 5 = Data of record and measured per M.C.S.R. 38848
- R. = Reel
- P. = Page
- M.C.S.R. = Marion County Survey Records
- M.C.D.R. = Marion County Deed Records
- SF = Square Feet



DETAIL "L"
 SCALE: 1" = 20'

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

OREGON
 JULY 19, 1994
GREGORY L. WILSON
 2687

EXPIRATION DATE: 6/30/2020

SMITH CREEK

REPLAT OF PARCEL 2, PARTITION PLAT 2019-40
 LOCATED IN THE N.W. & N.E. 1/4 OF SEC. 13, T. 5 S., R. 2 W., AND THE N.W. 1/4 OF SEC. 18, T. 5 S., R. 1. W., W.M.,
 CITY OF WOODBURN, MARION COUNTY, OREGON
 FEBRUARY 24, 2020

| Curve Table | | | | |
|-------------|---------|-----------|---------|--------------------------|
| Curve # | Radius | Delta | Length | Chord Bearing & Distance |
| (C1)4 | 12.00' | 85°44'29" | 17.96' | S24°40'05"E 16.33' |
| (C2)4 | 12.00' | 94°15'05" | 19.74' | S65°19'42"W 17.59' |
| (C3)4 | 383.00' | 6°09'53" | 41.21' | N34°14'46"E 41.19' |
| (C4)1 | 433.00' | 3°38'04" | 27.47' | N08°31'33"E 27.46' |
| (C5)1 | 553.00' | 1°40'16" | 16.13' | N05°42'38"E 16.13' |
| (C6)1 | 675.00' | 0°34'27" | 6.76' | N05°35'24"E 6.76' |
| C7 | 12.00' | 89°54'14" | 18.83' | S44°38'15"E 16.96' |
| C8 | 12.00' | 89°41'43" | 18.79' | S45°33'46"W 16.93' |
| C9 | 12.00' | 90°18'17" | 18.91' | S44°26'14"E 17.02' |
| C10 | 12.00' | 90°05'46" | 18.87' | N45°21'45"E 16.98' |
| C11 | 12.00' | 80°24'21" | 16.84' | N50°12'27"E 15.49' |
| C12 | 12.00' | 9°41'25" | 2.03' | N05°09'34"E 2.03' |
| C13 | 433.00' | 10°01'43" | 75.79' | N05°19'43"E 75.69' |
| C14 | 433.00' | 1°39'01" | 12.47' | N01°08'22"E 12.47' |
| C15 | 433.00' | 10°01'43" | 75.79' | N05°19'43"E 75.69' |
| C16 | 533.00' | 6°08'08" | 57.08' | S03°28'42"W 57.05' |
| C17 | 533.00' | 4°44'42" | 44.14' | S04°10'25"W 44.13' |
| C18 | 533.00' | 1°23'26" | 12.94' | S01°06'21"W 12.94' |
| C19 | 553.00' | 6°08'08" | 59.22' | N03°28'42"E 59.19' |
| C20 | 553.00' | 3°33'53" | 34.40' | N03°05'34"E 34.40' |
| C21 | 553.00' | 0°54'00" | 8.69' | N00°51'38"E 8.69' |
| C22 | 675.00' | 5°28'00" | 64.40' | S03°08'38"W 64.38' |
| C23 | 675.00' | 3°28'04" | 40.85' | S03°34'09"W 40.85' |
| C24 | 675.00' | 1°25'30" | 16.79' | S01°07'22"W 16.79' |
| C25 | 12.00' | 90°00'00" | 18.85' | S44°35'22"E 16.97' |
| C26 | 12.00' | 80°24'21" | 16.84' | S49°23'12"E 15.49' |
| C27 | 12.00' | 9°35'39" | 2.01' | S04°23'12"E 2.01' |
| C28 | 725.00' | 5°18'46" | 67.23' | N03°04'01"E 67.20' |
| C29 | 12.00' | 90°00'00" | 18.85' | N45°24'38"E 16.97' |
| C30 | 12.00' | 90°00'00" | 18.85' | S44°35'22"E 16.97' |
| C31 | 12.00' | 90°00'00" | 18.85' | N45°24'38"E 16.97' |
| C32 | 367.00' | 10°04'26" | 64.53' | S05°21'05"W 64.44' |
| C33 | 400.00' | 10°02'58" | 70.16' | S05°20'21"W 70.07' |
| C34 | 700.00' | 5°23'13" | 65.81' | S03°06'14"W 65.79' |
| C35 | 400.00' | 62°16'54" | 434.81' | S58°26'56"E 413.71' |
| C36 | 400.00' | 36°20'56" | 253.76' | S71°24'54"E 249.53' |
| C37 | 400.00' | 25°55'57" | 181.04' | S40°16'27"E 179.50' |
| C38 | 160.00' | 50°16'45" | 140.41' | N65°53'56"E 135.94' |
| C39 | 433.00' | 31°18'40" | 236.63' | S73°56'02"E 233.69' |
| C40 | 433.00' | 6°30'52" | 49.23' | S86°19'56"E 49.20' |
| C41 | 433.00' | 7°34'01" | 57.18' | S79°17'30"E 57.14' |
| C42 | 433.00' | 7°34'01" | 57.19' | S71°43'29"E 57.14' |

| Curve Table | | | | |
|-------------|---------|------------|---------|--------------------------|
| Curve # | Radius | Delta | Length | Chord Bearing & Distance |
| C43 | 433.00' | 9°39'47" | 73.03' | S63°06'35"E 72.94' |
| C44 | 12.00' | 80°57'44" | 16.96' | N81°14'26"E 15.58' |
| C45 | 190.00' | 50°16'45" | 166.73' | N65°53'56"E 161.43' |
| C46 | 190.00' | 17°58'37" | 59.61' | N49°44'52"E 59.37' |
| C47 | 190.00' | 17°18'58" | 57.42' | N67°23'40"E 57.20' |
| C48 | 190.00' | 14°59'10" | 49.70' | N83°32'44"E 49.55' |
| C49 | 130.00' | 50°16'45" | 114.08' | S65°53'56"W 110.45' |
| C50 | 130.00' | 18°59'52" | 43.10' | S81°32'23"W 42.91' |
| C51 | 130.00' | 31°16'53" | 70.98' | S56°24'00"W 70.10' |
| C52 | 12.00' | 88°11'05" | 18.47' | S03°19'59"E 16.70' |
| C53 | 433.00' | 20°07'03" | 152.03' | S37°21'59"E 151.25' |
| C54 | 433.00' | 10°35'48" | 80.08' | S42°07'37"E 79.97' |
| C55 | 433.00' | 5°17'45" | 40.02' | S34°10'50"E 40.01' |
| C56 | 433.00' | 4°13'29" | 31.93' | S29°25'13"E 31.92' |
| C57 | 367.00' | 62°16'54" | 398.94' | S58°26'56"E 379.58' |
| C58 | 367.00' | 5°35'06" | 35.77' | S86°47'49"E 35.76' |
| C59 | 367.00' | 12°08'05" | 77.73' | S77°56'14"E 77.58' |
| C60 | 367.00' | 12°42'51" | 81.44' | S65°30'46"E 81.27' |
| C61 | 367.00' | 29°03'20" | 186.11' | S44°37'40"E 184.12' |
| C62 | 367.00' | 2°47'31" | 17.88' | S28°42'14"E 17.88' |
| C63 | 53.00' | 28°20'47" | 26.22' | S13°08'05"E 25.95' |
| C64 | 28.00' | 83°50'58" | 40.98' | N40°53'10"W 37.42' |
| C65 | 23.00' | 118°20'47" | 47.51' | S31°51'55"W 39.50' |
| C66 | 12.00' | 90°00'00" | 18.85' | S17°41'31"W 16.97' |
| C67 | 12.00' | 90°00'00" | 18.85' | S72°18'29"E 16.97' |
| C68 | 12.00' | 9°35'39" | 2.01' | S32°06'18"E 2.01' |
| C69 | 12.00' | 80°24'21" | 16.84' | S77°06'18"E 15.49' |
| C70 | 12.00' | 90°00'03" | 18.85' | S17°41'30"W 16.97' |
| C71 | 12.00' | 9°35'39" | 2.01' | S57°53'42"W 2.01' |
| C72 | 12.00' | 80°24'24" | 16.84' | S12°53'41"W 15.49' |
| C73 | 12.00' | 90°00'00" | 18.85' | S72°18'29"E 16.97' |
| C74 | 12.00' | 80°24'21" | 16.84' | S67°30'39"E 15.49' |
| C75 | 12.00' | 9°35'39" | 2.01' | S67°29'21"E 2.01' |
| C76 | 350.00' | 25°21'49" | 154.94' | N50°00'37"E 153.68' |
| C77 | 317.00' | 25°21'49" | 140.33' | N50°00'37"E 139.19' |
| C78 | 317.00' | 2°46'22" | 15.34' | N61°18'20"E 15.34' |
| C79 | 317.00' | 9°48'11" | 54.24' | N55°01'04"E 54.17' |
| C80 | 317.00' | 12°47'16" | 70.75' | N43°43'20"E 70.60' |
| C81 | 383.00' | 24°15'14" | 162.13' | N50°33'54"E 160.92' |
| C82 | 383.00' | 6°24'18" | 42.81' | N41°38'26"E 42.79' |
| C83 | 383.00' | 6°24'18" | 42.81' | N48°02'44"E 42.79' |
| C84 | 383.00' | 6°24'18" | 42.81' | N54°27'01"E 42.79' |

| Curve Table | | | | |
|-------------|---------|------------|---------|--------------------------|
| Curve # | Radius | Delta | Length | Chord Bearing & Distance |
| C85 | 383.00' | 5°02'21" | 33.68' | N60°10'21"E 33.67' |
| C86 | 200.00' | 62°09'34" | 216.98' | S58°23'15"E 206.49' |
| C87 | 200.00' | 29°44'57" | 103.84' | S42°10'57"E 102.68' |
| C88 | 200.00' | 32°24'37" | 113.13' | S73°15'44"E 111.63' |
| C89 | 167.00' | 62°09'33" | 181.18' | S58°23'15"E 172.42' |
| C90 | 233.00' | 19°52'41" | 80.84' | S37°14'49"E 80.43' |
| C91 | 12.00' | 80°07'45" | 16.78' | S07°07'17"E 15.45' |
| C92 | 220.00' | 13°38'48" | 52.40' | S39°45'59"W 52.28' |
| C93 | 250.00' | 13°38'48" | 59.55' | S39°45'59"W 59.40' |
| C94 | 280.00' | 13°38'48" | 66.69' | N39°45'59"E 66.53' |
| C95 | 12.00' | 80°07'45" | 16.78' | N73°00'27"E 15.45' |
| C96 | 233.00' | 22°32'22" | 91.66' | S78°11'51"E 91.07' |
| C97 | 233.00' | 2°26'44" | 9.95' | S68°09'02"E 9.94' |
| C98 | 233.00' | 9°18'13" | 37.83' | S74°01'31"E 37.79' |
| C99 | 233.00' | 7°39'21" | 31.13' | S82°30'18"E 31.11' |
| C100 | 233.00' | 3°08'04" | 12.75' | S87°54'00"E 12.74' |
| C101 | 12.00' | 90°00'00" | 18.85' | N45°31'58"E 16.97' |
| C102 | 42.00' | 90°00'00" | 65.97' | N45°31'58"E 59.40' |
| C103 | 12.00' | 23°53'05" | 5.00' | N11°24'35"W 4.97' |
| C104 | 50.00' | 113°53'05" | 99.38' | N33°35'25"E 83.81' |
| C105 | 50.00' | 6°25'41" | 5.61' | N20°08'17"W 5.61' |
| C106 | 50.00' | 107°27'24" | 93.77' | N36°48'16"E 80.62' |
| C107 | 484.73' | 21°55'17" | 185.46' | S78°30'24"E 184.33' |
| C108 | 484.73' | 21°55'17" | 185.46' | S78°30'24"E 184.33' |
| C109 | 484.73' | 5°21'04" | 45.27' | S83°23'41"E 45.26' |
| C110 | 484.73' | 4°35'41" | 38.87' | S78°25'19"E 38.86' |
| C111 | 484.73' | 4°17'07" | 36.25' | S73°58'55"E 36.24' |
| C112 | 484.73' | 4°17'37" | 36.32' | S69°41'34"E 36.32' |
| C113 | 454.73' | 21°55'17" | 173.98' | S78°30'24"E 172.92' |
| C114 | 424.73' | 16°31'09" | 122.46' | S81°12'28"E 122.03' |
| C115 | 424.73' | 2°24'58" | 17.91' | S88°15'33"E 17.91' |
| C116 | 424.73' | 8°23'45" | 62.24' | S82°51'11"E 62.18' |
| C117 | 414.50' | 5°50'53" | 42.31' | S75°50'13"E 42.29' |
| C118 | 12.00' | 90°45'28" | 19.01' | S27°34'06"E 17.08' |
| C119 | 12.00' | 84°35'50" | 17.72' | S60°30'04"W 16.15' |
| C120 | 433.00' | 12°16'01" | 92.70' | N83°20'02"W 92.53' |
| C121 | 433.00' | 4°49'10" | 36.42' | N79°36'36"W 36.41' |
| C122 | 433.00' | 5°24'59" | 40.93' | N84°43'41"W 40.92' |
| C123 | 433.00' | 2°01'52" | 15.35' | N88°27'06"W 15.35' |
| C124 | 12.00' | 90°00'00" | 18.85' | N44°28'02"W 16.97' |
| C125 | 12.00' | 90°00'00" | 18.85' | N45°31'58"E 16.97' |
| C126 | 400.00' | 21°55'42" | 153.09' | S78°30'11"E 152.16' |

| Curve Table | | | | |
|-------------|---------|-----------|---------|--------------------------|
| Curve # | Radius | Delta | Length | Chord Bearing & Distance |
| C127 | 400.00' | 17°55'13" | 125.11' | S80°30'25"E 124.60' |
| C128 | 400.00' | 4°00'29" | 27.98' | S69°32'34"E 27.98' |
| C129 | 367.00' | 21°55'42" | 140.46' | S78°30'11"E 139.60' |
| C130 | 367.00' | 3°06'57" | 19.96' | S87°54'33"E 19.96' |
| C131 | 367.00' | 6°12'21" | 39.75' | S83°14'54"E 39.73' |
| C132 | 367.00' | 6°43'52" | 43.12' | S76°46'48"E 43.09' |
| C133 | 367.00' | 5°52'32" | 37.64' | S70°28'36"E 37.62' |
| C134 | 672.56' | 9°04'05" | 106.44' | S03°29'44"E 106.33' |
| C135 | 682.56' | 8°56'03" | 106.43' | N03°25'43"W 106.32' |
| C136 | 672.56' | 0°48'36" | 9.51' | S13°39'21"E 9.51' |
| C137 | 682.56' | 3°52'25" | 46.14' | N14°58'26"W 46.14' |
| C138 | 12.00' | 70°31'44" | 14.77' | N35°40'29"E 13.86' |
| C139 | 672.56' | 02°07'33" | 24.95' | S35°23'55"E 24.95' |

| Line Table | | |
|------------|--------|-------------|
| Line # | Length | Direction |
| L1 | 24.49' | S00°18'52"W |
| L2 | 24.33' | N00°18'52"E |
| L3 | 38.32' | S00°24'38"W |
| L4 | 38.32' | N00°24'38"E |
| L5 | 20.87' | S00°24'38"W |
| L6 | 20.87' | N00°24'38"E |
| L7 | 45.97' | N40°45'34"E |
| L8 | 5.52' | N40°45'34"E |
| L9 | 0.22' | S40°45'34"W |
| L10 | 13.76' | N01°02'19"E |
| L11 | 39.65' | S88°57'41"E |
| L12 | 52.68' | S88°57'41"E |
| L13 | 25.00' | S88°57'41"E |
| L14 | 84.70' | N01°02'19"E |



BARKER
SURVEYING

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRATION DATE: 6/30/2020

SMITH CREEK

REPLAT OF PARCEL 2, PARTITION PLAT 2019-40
LOCATED IN THE N.W. & N.E. 1/4 OF SEC. 13, T. 5 S., R. 2 W., AND THE N.W. 1/4 OF SEC. 18, T. 5 S., R. 1. W., W.M.,
CITY OF WOODBURN, MARION COUNTY, OREGON
FEBRUARY 24, 2020

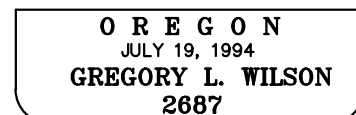
SURVEYOR'S CERTIFICATE:

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, the name to be known as SMITH CREEK, being situated in the northwest one-quarter and the northeast one-quarter of Section 13, Township 5 South, Range 2 West of the Willamette Meridian, in the City of Woodburn, Marion County, Oregon, being described as follows:

Parcel 2 of Partition Plat 2019-040 as platted and recorded in the Book of Partition Plats for Marion County, Oregon, containing 32.90 acres of land, more or less. The Initial Point of this subdivision plat is marked with a yellow plastic cap stamped "WILSON PLS 2687" found at the most Southerly southeast corner of said Parcel 2.



Gregory L. Wilson
Registered Professional Land Surveyor No. 2687
License expires June 30, 2020



EXPIRATION DATE: 6/30/2020

REMAINING CORNER MONUMENTATION

In accordance with O.R.S. 92.070, the remaining corner monuments 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 _____, of the Marion County Deed Records.

Marion County Surveyor Date

APPROVALS AND ACCEPTANCE OF DEDICATION:

Community Development Director, City of Woodburn Date
Case No. PUD 2017-01

City Engineer, City of Woodburn Date

Marion County Surveyor Date

Marion County Assessor Date

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

Marion County Tax Collector Date

Chairperson or Vice-Chairperson, Date
Marion County Board of Commissioners

STATE OF OREGON
S.S.
COUNTY OF MARION

I do hereby certify that this Plat Volume _____, Page _____, was received for recording on this _____ day of _____, 2020, at _____ o'clock _____ m., and recorded in the Book of Town Plats. It is recorded in Marion County Deed Records in Reel _____, Page _____.

Bill Burgess, Marion County Clerk

By: _____
Deputy County Clerk

An affidavit of consent by Builders Capital Opportunity Fund, LLC, having a beneficial interest in that Assignment of Deed of Trust recorded in Reel 4229, Page 246, Records for Marion County, Oregon, has been recorded in Reel _____, Page _____, Records of Marion County, Oregon.

An affidavit of consent by D.R. Horton Inc - Portland, a Delaware corporation, being the beneficiary of that Trust Deed recorded in Reel 4227, Page 456, Records for Marion County, Oregon, has been recorded in Reel _____, Page _____, Records of Marion County, Oregon.

DECLARATION:

Know all people by these presents that SMITH CREEK, 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 and tracts, has caused the same to be subdivided in accordance with the provisions of O.R.S Chapter 92. We hereby dedicate the streets and alleys as shown to the public forever. We hereby grant the public easements as shown hereon.

SMITH CREEK, LLC

By: _____
Gordon Root - Manager

STATE OF OREGON
S.S.
COUNTY OF _____

On this _____ day of _____, 2020, personally appeared before me, a Notary Public for said County and State, the above named Gordon Root, as Manager of SMITH CREEK, LLC, an Oregon limited liability company, who acknowledged to me that he executed the above instrument on behalf of said company freely and voluntarily for the uses and purposes stated therein and without fear or compulsion from anyone.

NOTARY PUBLIC - STATE OF OREGON

(PRINT NAME)

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

Enclosure 4
Sheet 9 of 9