



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

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

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

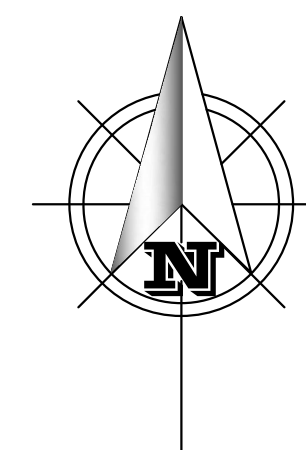
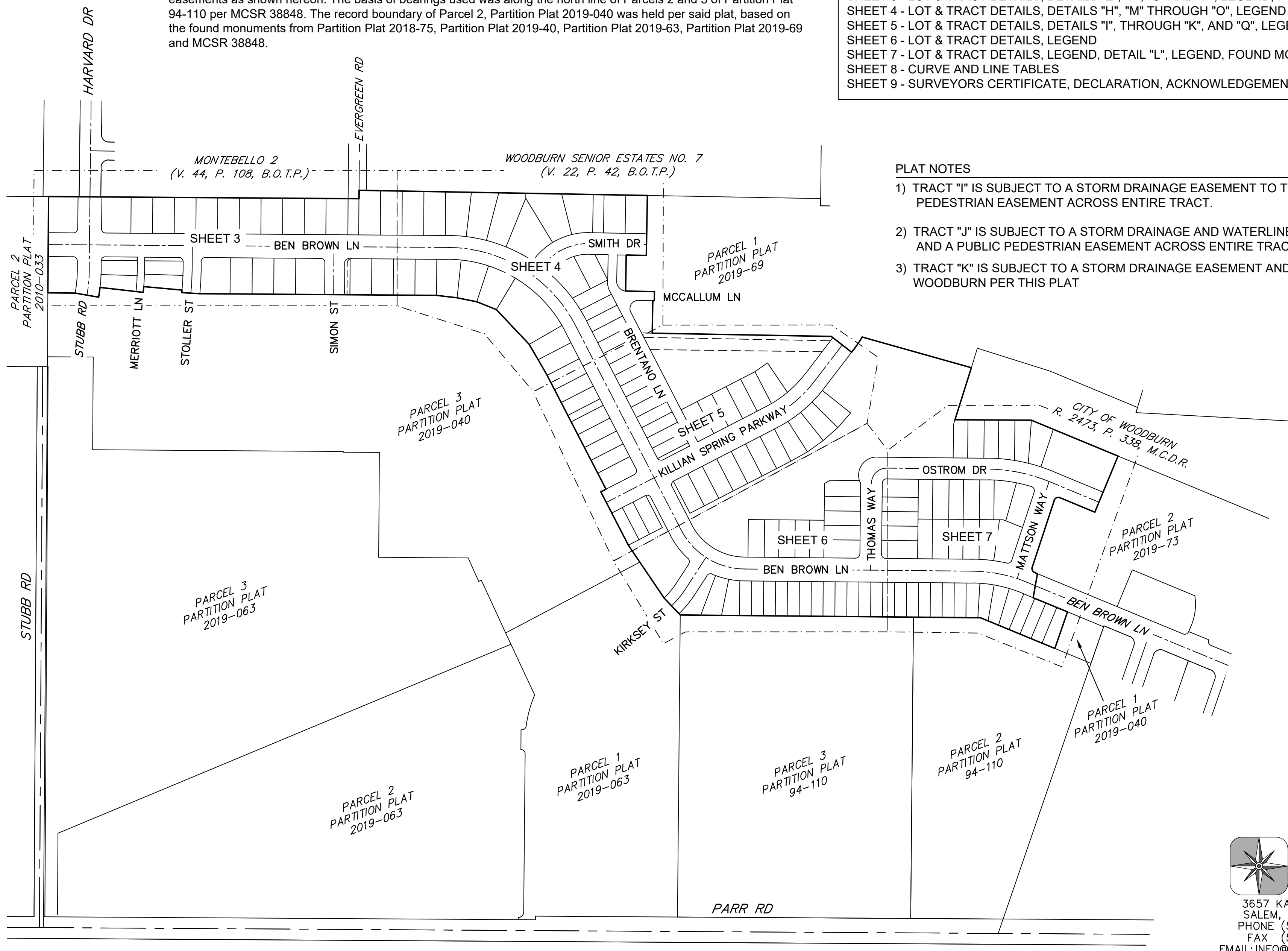
The purpose of this survey is to subdivide that property described in that instrument recorded in Reel 4227, Page 450, Marion County Deed Records (Parcel 2, Partition Plat 2019-40), into lots and tracts, and to create the streets and easements as shown hereon. The basis of bearings used was along the 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

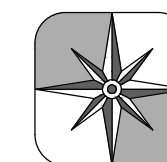
- SHEET 1 - INDEX, SHEET LAYOUT, NARRATIVE, PLAT NOTES
- SHEET 2 - OVERALL BOUNDARY, LEGEND, SURVEY REFERENCES, FOUND MONUMENT LIST, DETAILS "A" THROUGH "D"
- SHEET 3 - LOT & TRACT DETAILS, DETAILS "E", "F", "G" AND "P", LEGEND, FOUND MONUMENT LIST (CONTINUED)
- SHEET 4 - LOT & TRACT DETAILS, DETAILS "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 AND WATER LINE EASEMENT TO THE CITY OF WOODBURN PER THIS PLAT



SCALE: 1" = 200'



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3657 KASHMIR WAY SE
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 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

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
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SMITH CREEK

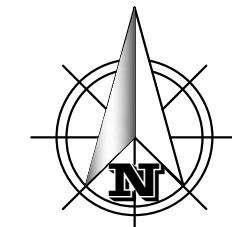
REPLAT OF PARCEL 2, PARTITION PLAT 2019-40
 LOCATED IN THE N.W. & N.E. 1/4 OF SEC. 13, T. 5 S., R. 2 W.,
 AND THE N.W. 1/4 OF SEC. 18, T. 5 S., R. 1. W., W.M.,
 CITY OF WOODBURN, MARION COUNTY, OREGON
 FEBRUARY 24, 2020

SURVEY REFERENCES

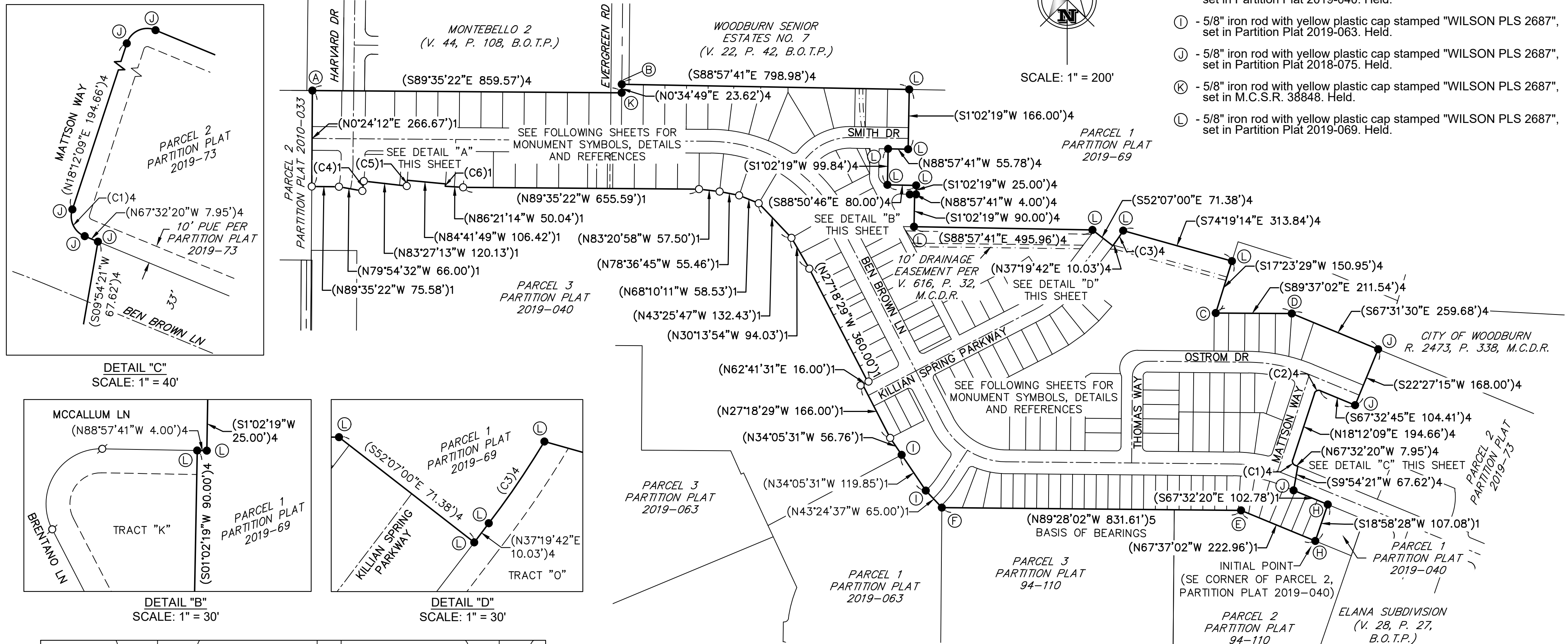
- | | |
|--|---|
| [1] - PARTITION PLAT NO. 2019-040 | [9] - M.C.S.R. 34322 |
| [2] - PARTITION PLAT NO. 2019-063 | [10] - M.C.S.R. 21246 |
| [3] - PARTITION PLAT NO. 2018-065 | [11] - M.C.S.R. 14028 |
| [4] - PARTITION PLAT NO. 2018-075 | [12] - M.C.S.R. 3057 |
| [5] - M.C.S.R. 38848 | [13] - WOODBURN 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

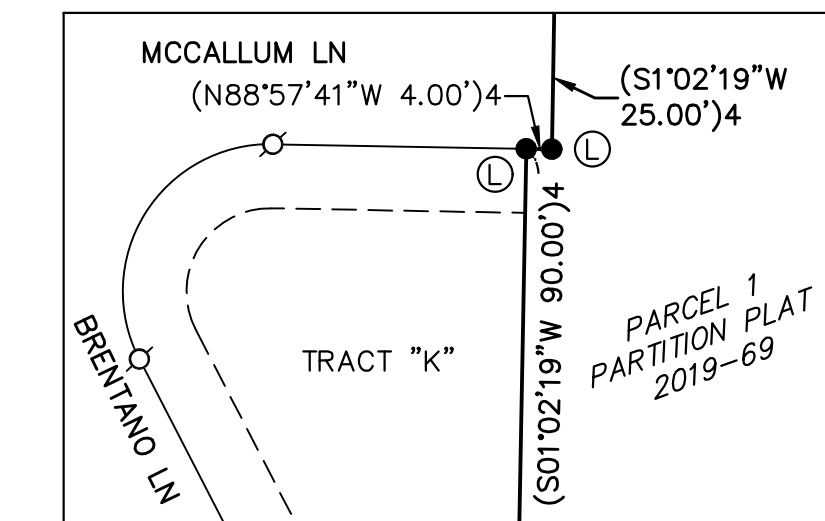
- (A) - 5/8" iron rod with yellow plastic cap marked "LS 2871", set in Partition Plat 2010-33. Held.
- (B) - 1/2" iron pipe, down 0.8', set in WOODBURN SENIOR ESTATES NO. 7. Held.
- (C) - 5/8" iron rod, bent and tied at spin, set in M.C.S.R. 36435. Held.
- (D) - 5/8" iron rod, set in M.C.S.R. 36435. 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.



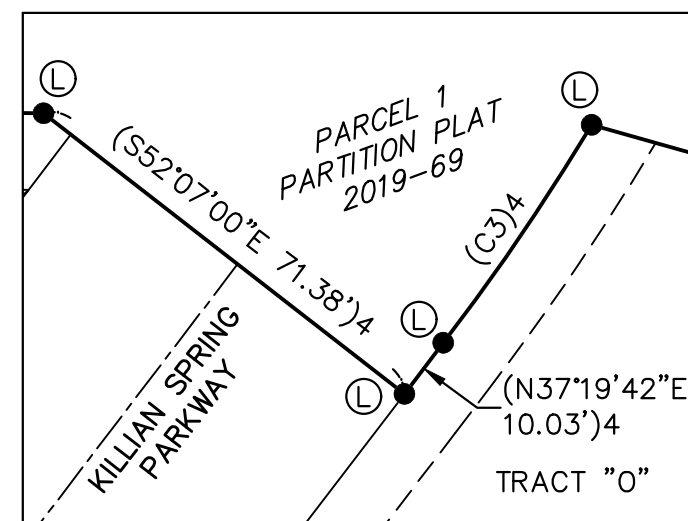
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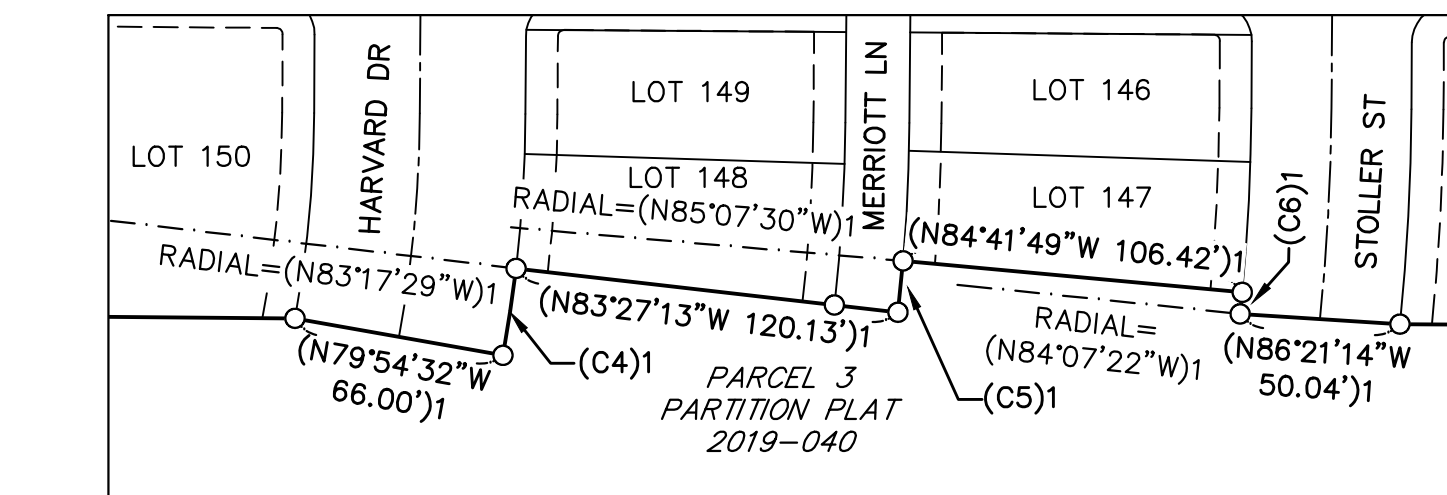
DETAIL "C" SCALE: 1" = 40'



DETAIL "B" SCALE: 1" = 30'



DETAIL "D" SCALE: 1" = 30'



DETAIL "A" SCALE: 1" = 60'



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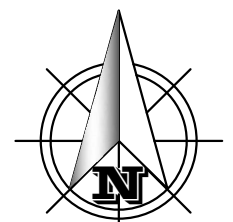
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
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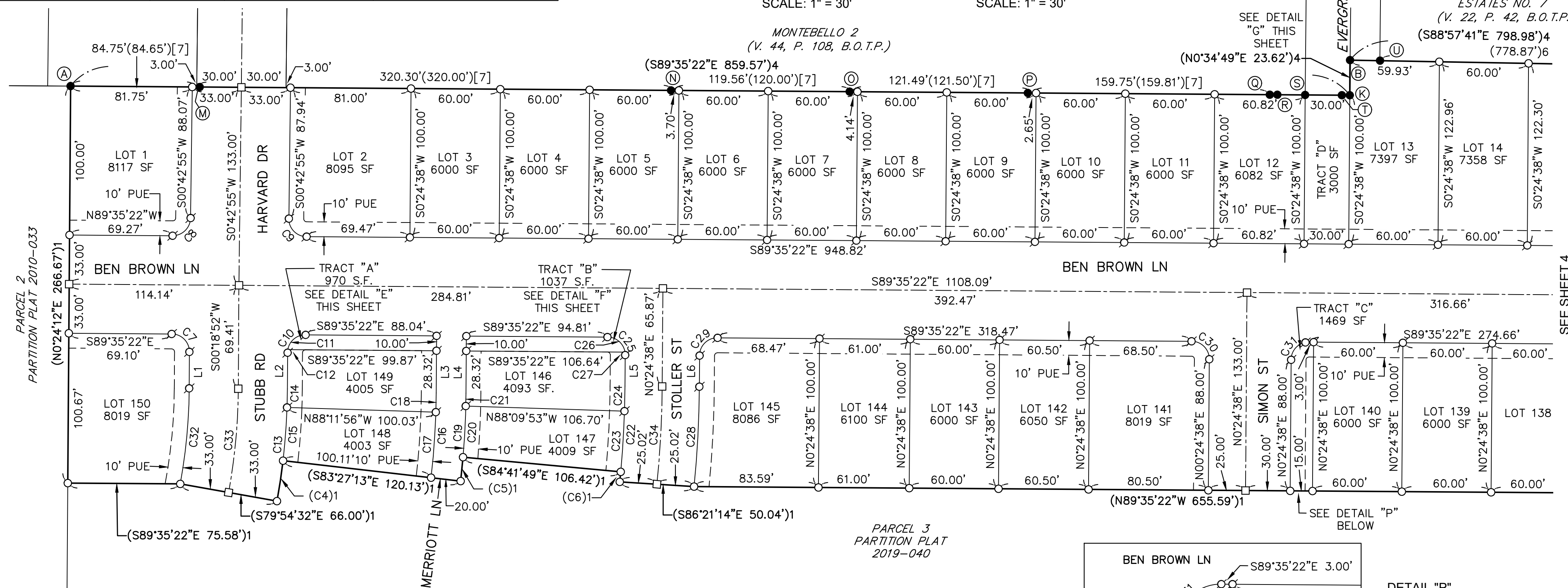
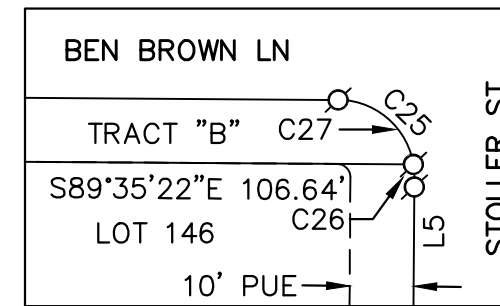
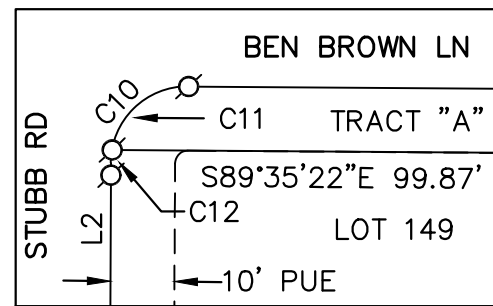
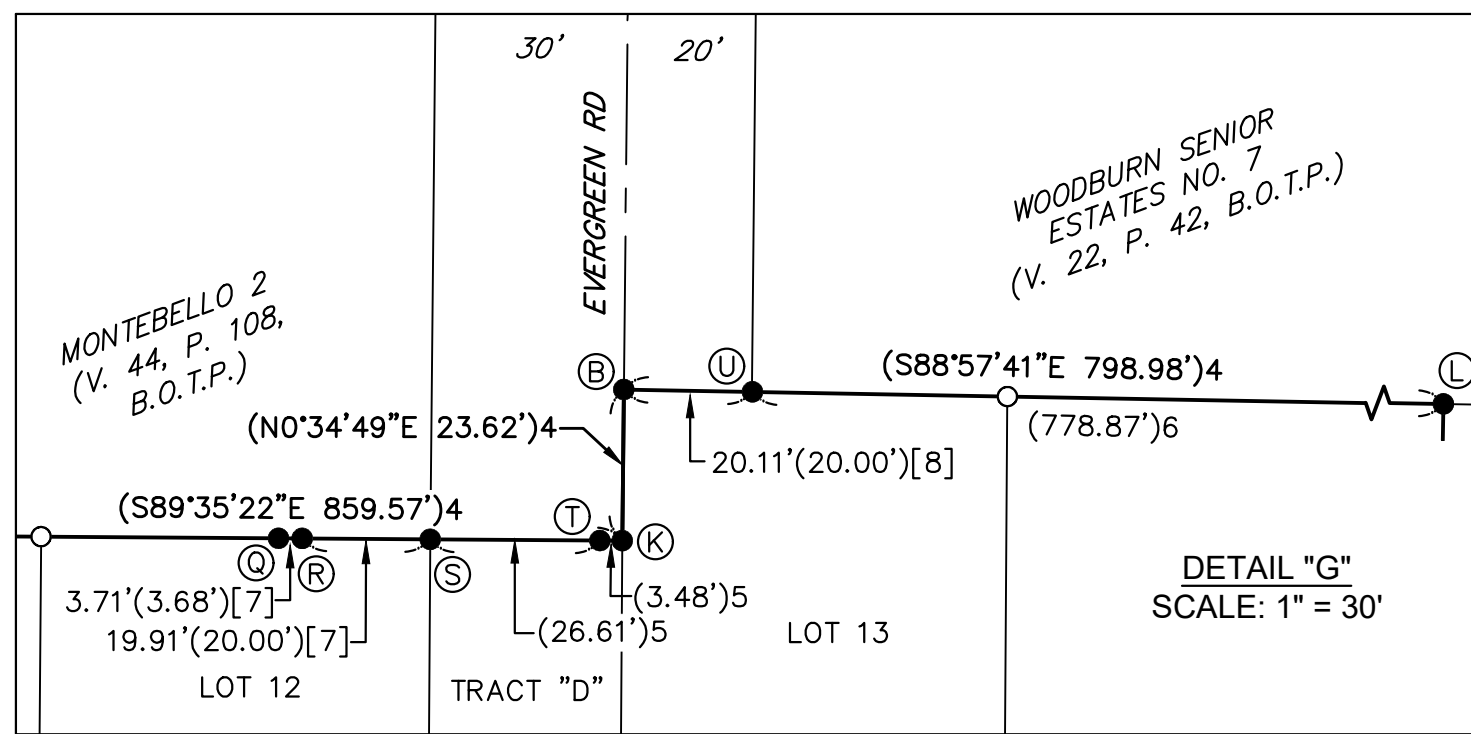
EXPIRATION DATE: 6/30/2020

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



SCALE: 1" = 50'

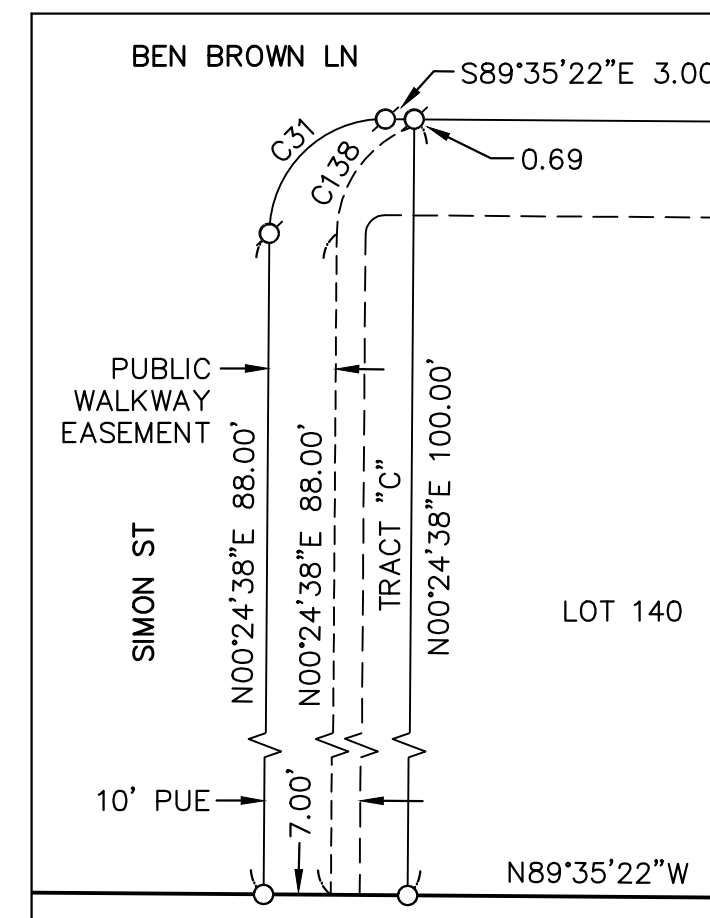


LEGEND:

- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
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- = Set 1" aluminum cap stamped "WILSON PLS 2687" in monument box (To be post-monumented)
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- ()1 = Data of record and measured per Partition Plat 2019-040
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- SF = Square Feet

FOUND MONUMENTS LIST (CONTINUED)

- Ⓜ - 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.
- Ⓝ - 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.
- Ⓞ - 5/8" iron rod, set in MONTEBELLO 2. Found 0.08' north of boundary line.
- Ⓟ - 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.
- Ⓠ - 5/8" iron rod, set in M.C.S.R. 34322. Found 0.04' south of boundary line.
- Ⓡ - 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.
- Ⓢ - 5/8" iron rod with yellow plastic cap stamped "WILHELM ENG. OR. LS 2413", in concrete, set in MONTEBELLO 2. Held.
- Ⓣ - Railroad rail, origin unknown, shown in M.C.S.R. 3057. Found 0.08' south of boundary line.
- Ⓤ - 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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REGISTERED
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OREGON
 JULY 19, 1994
 GREGORY L. WILSON
 2687

EXPIRATION DATE: 6/30/2020

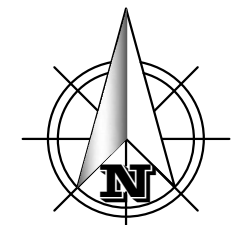
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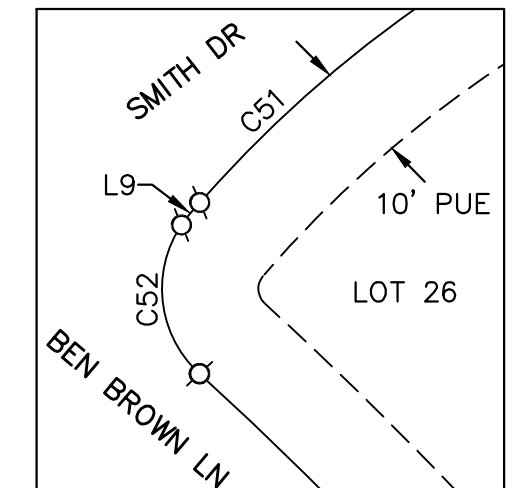
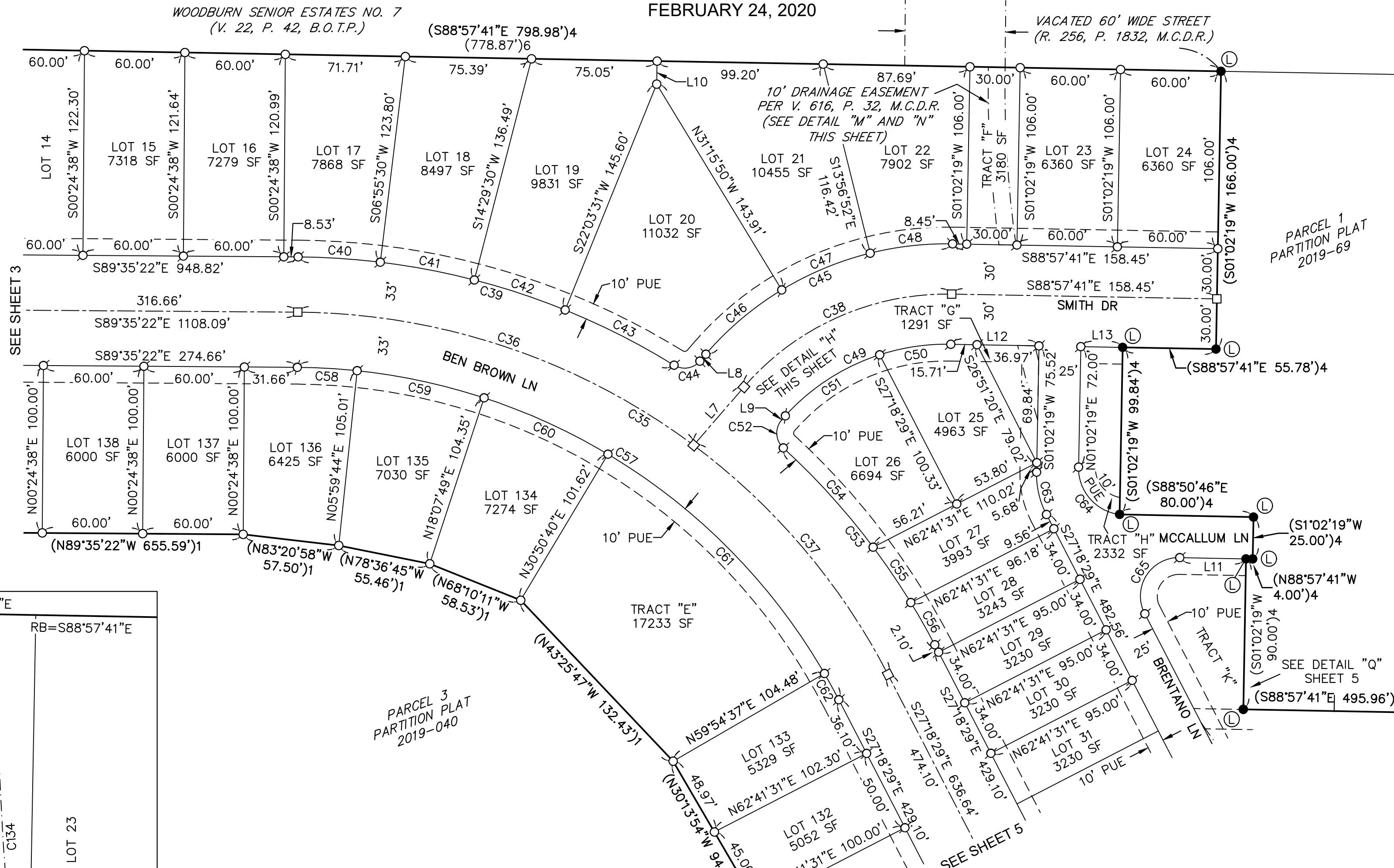
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 (V. 22, P. 42, B.O.T.P.)

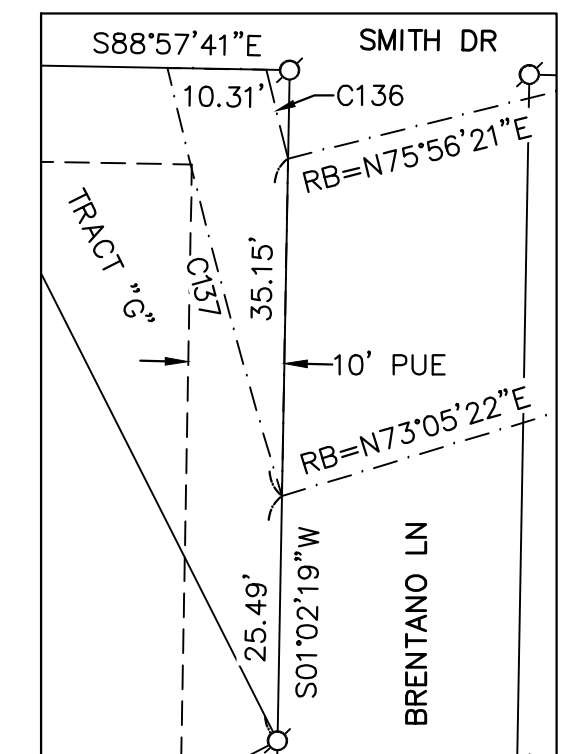
VACATED 60' WIDE STREET
 (R. 256, P. 1832, M.C.D.R.)



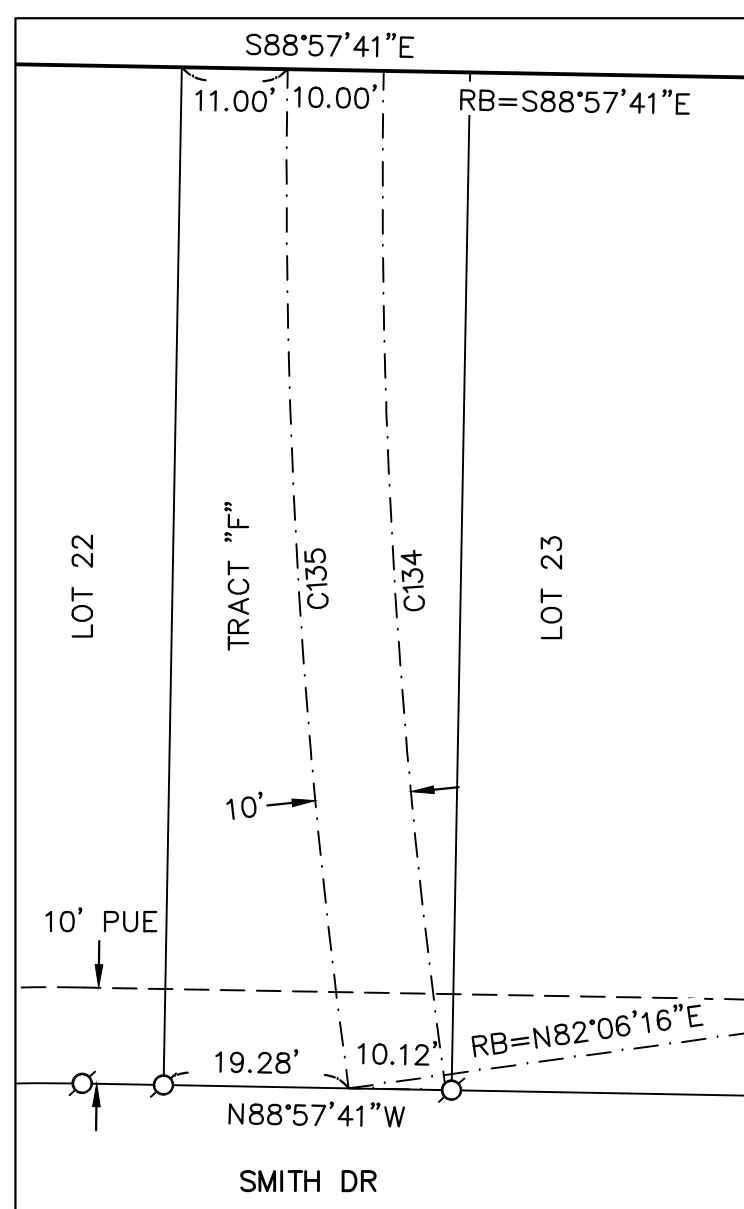
SCALE: 1" = 50'



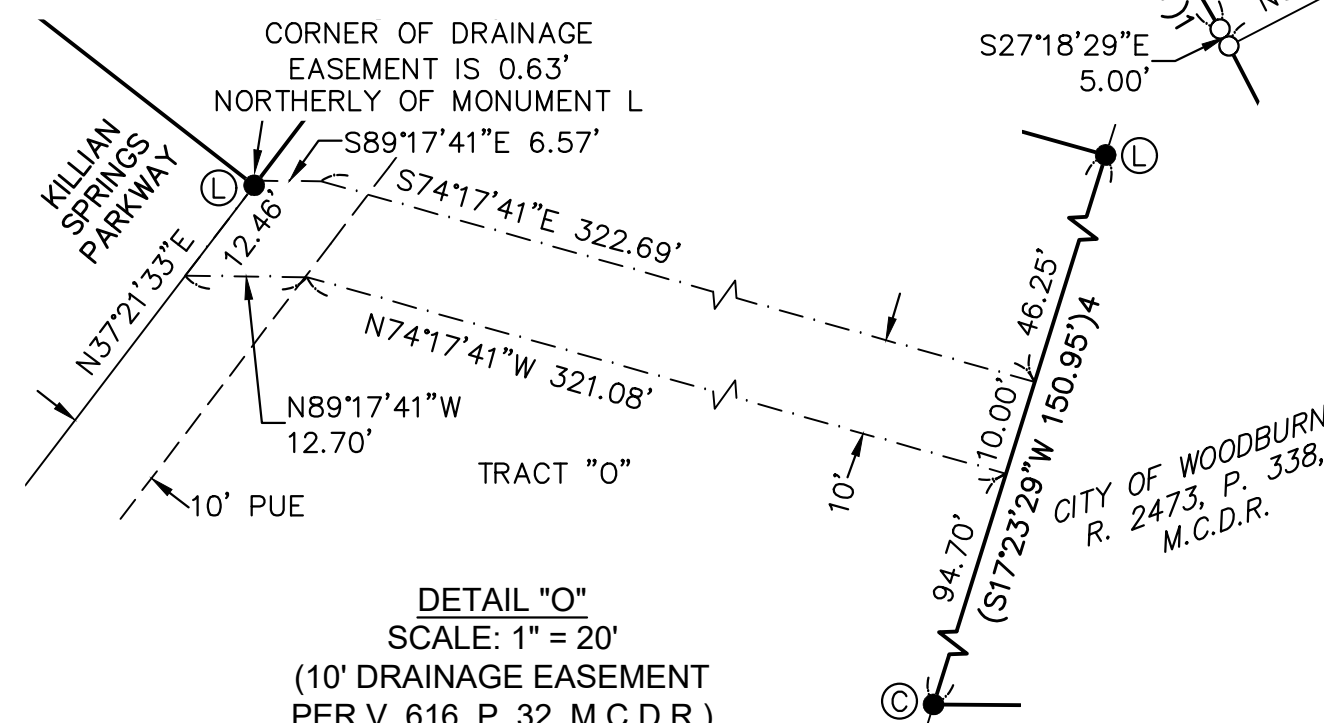
DETAIL "H"
 SCALE: 1" = 20'



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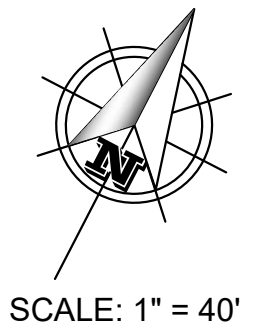
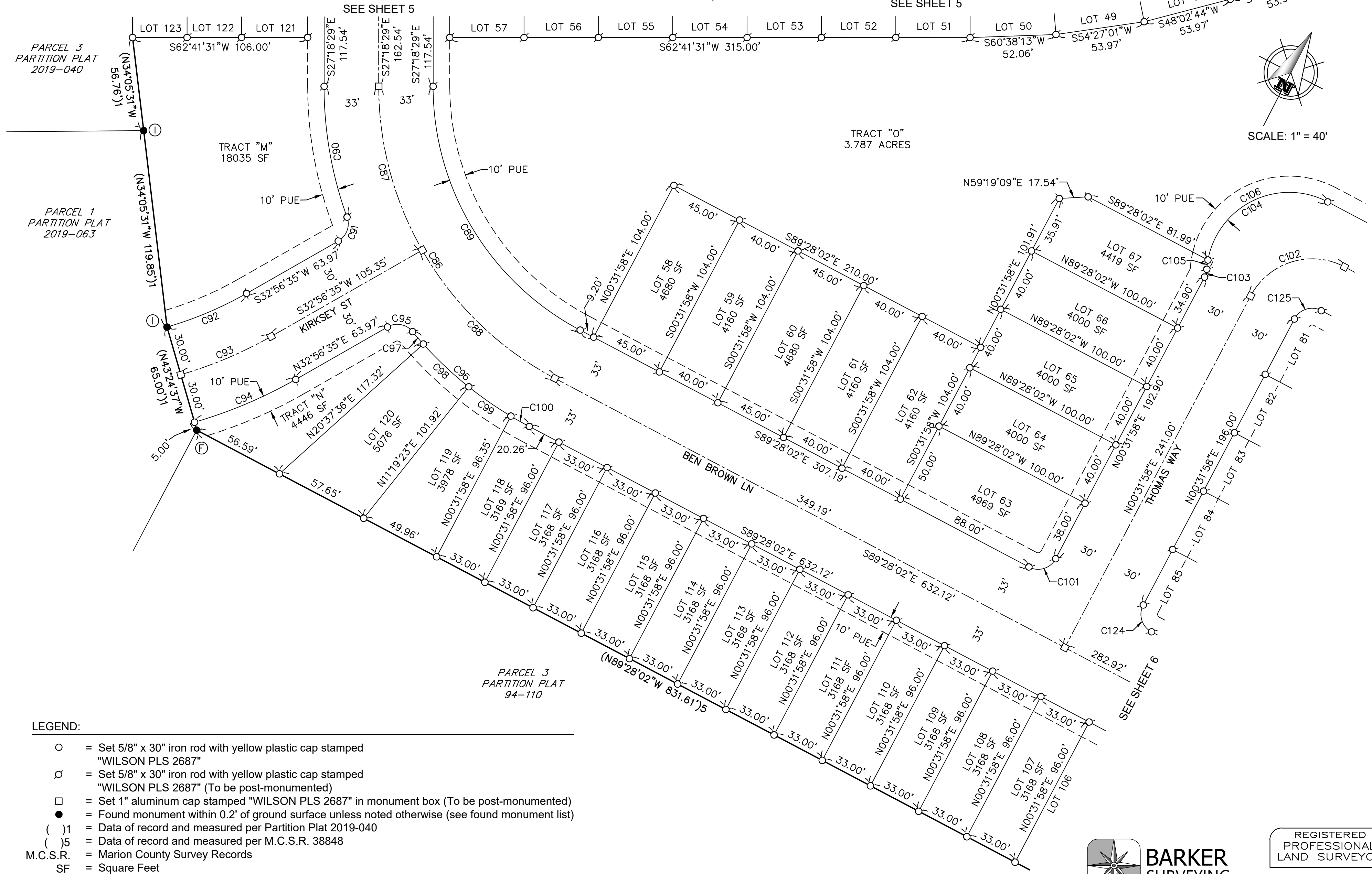
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 CITY OF WOODBURN, MARION COUNTY, OREGON
 FEBRUARY 24, 2020



PARCEL 3
PARTITION PLAT
2019-040

PARCEL 1
PARTITION PLAT
2019-063

PARCEL 3
PARTITION PLAT
94-110

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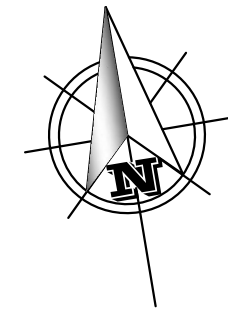
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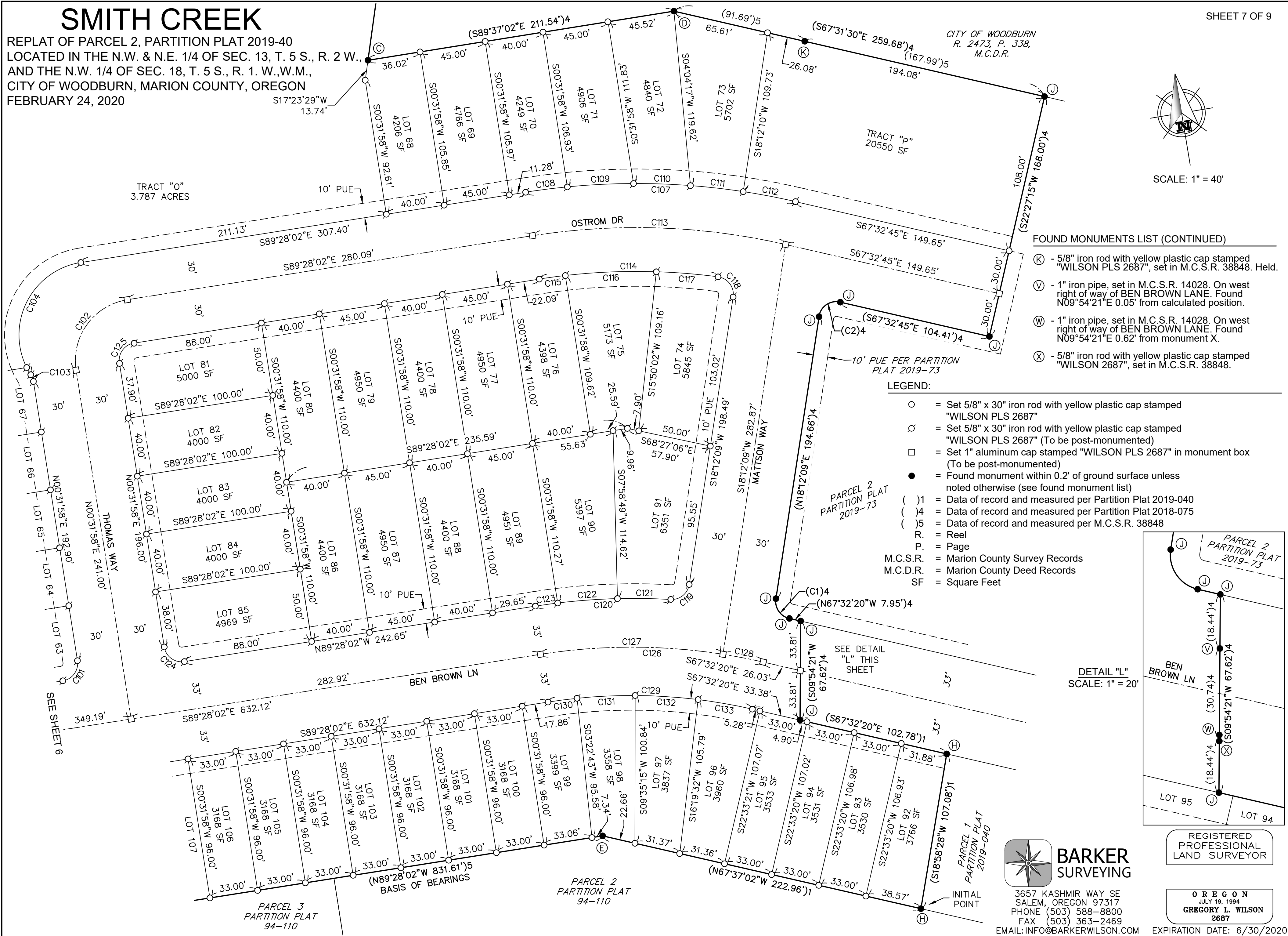
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REPLAT OF PARCEL 2, PARTITION PLAT 2019-40
LOCATED IN THE N.W. & N.E. 1/4 OF SEC. 13, T. 5 S., R. 2 W.,
AND THE N.W. 1/4 OF SEC. 18, T. 5 S., R. 1. W., W.M.,
CITY OF WOODBURN, MARION COUNTY, OREGON
FEBRUARY 24, 2020

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



SCALE: 1" = 40'

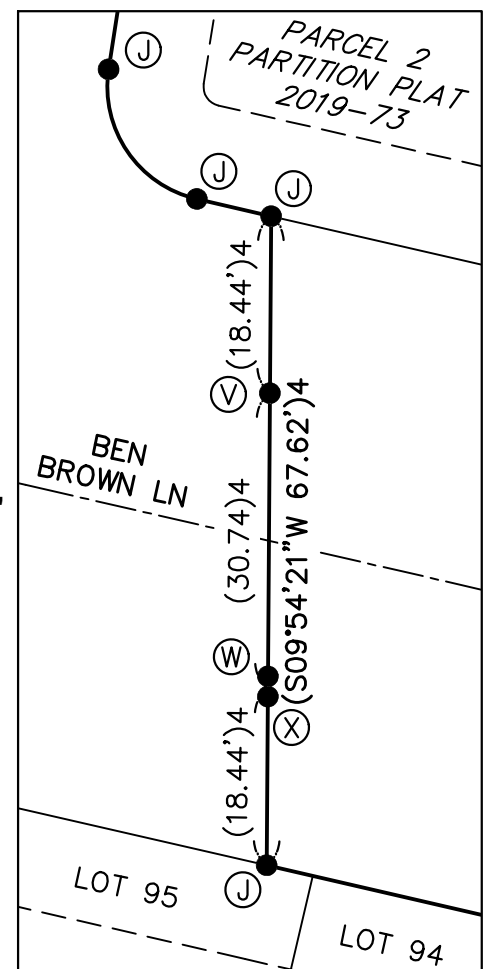


FOUND MONUMENTS LIST (CONTINUED)

- (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)
- = Set 1" aluminum cap stamped "WILSON PLS 2687" in monument box (To be post-monumented)
- = 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
- () 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
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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
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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

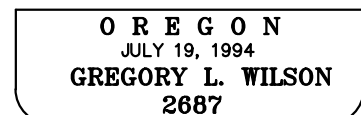
SURVEYOR'S CERTIFICATE:

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 _____



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