



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

[06]

Transmittal Form: Plat Paper Check

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

From: Colin Cortes, AICP, CNU-A,
Senior Planner

Date:
August 6, 2020

Cc: Chris Kerr, Community Development
Director; Dago Garcia, P.E., City
Engineer; Morgan Will, Stafford Land
Co.

Re: Woodburn Subdivision Final Plat App Page(s): 2
FSUB 2020-01 (County SP 20-003)

Summary: The Community Development Director indicated to staff that the applicant and County may continue recordation through production of a plat Mylar for presentation for Director signature.

Staff looks to the County to use the drawing set dated July 1, 2020 that is the latest version the applicant provided to the City (on July 16). A ledger-size copy is attached. There are no redlines.

In the interim, the applicant will address public improvements such that upon presentation of a Mylar and clearance by the Public Works Department Engineering Division for the [Community Development] Director to sign, the Director would be able to sign it then.

The objective is that, because staff understands the County could take weeks or months from now to the production of a Mylar, to not unduly delay the applicant.

I will be on vacation August 10 through 28. If during this interim County staff has questions, please contact Chris Kerr, AICP, Community Development Director, (503) 980-2445, <chris.kerr@ci.woodburn.or.us>.

My contact info is Colin Cortes, AICP, CNU-A, (503) 980-2485, <colin.cortes@ci.woodburn.or.us>.

If e-mailing either, cc Dago Garcia, P.E., City Engineer at <dago.garcia@ci.woodburn.or.us>.

Attachment(s):

Final plat drawings (July 1, 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
 JULY 1, 2020

NARRATIVE

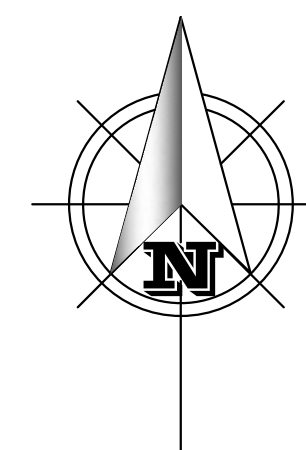
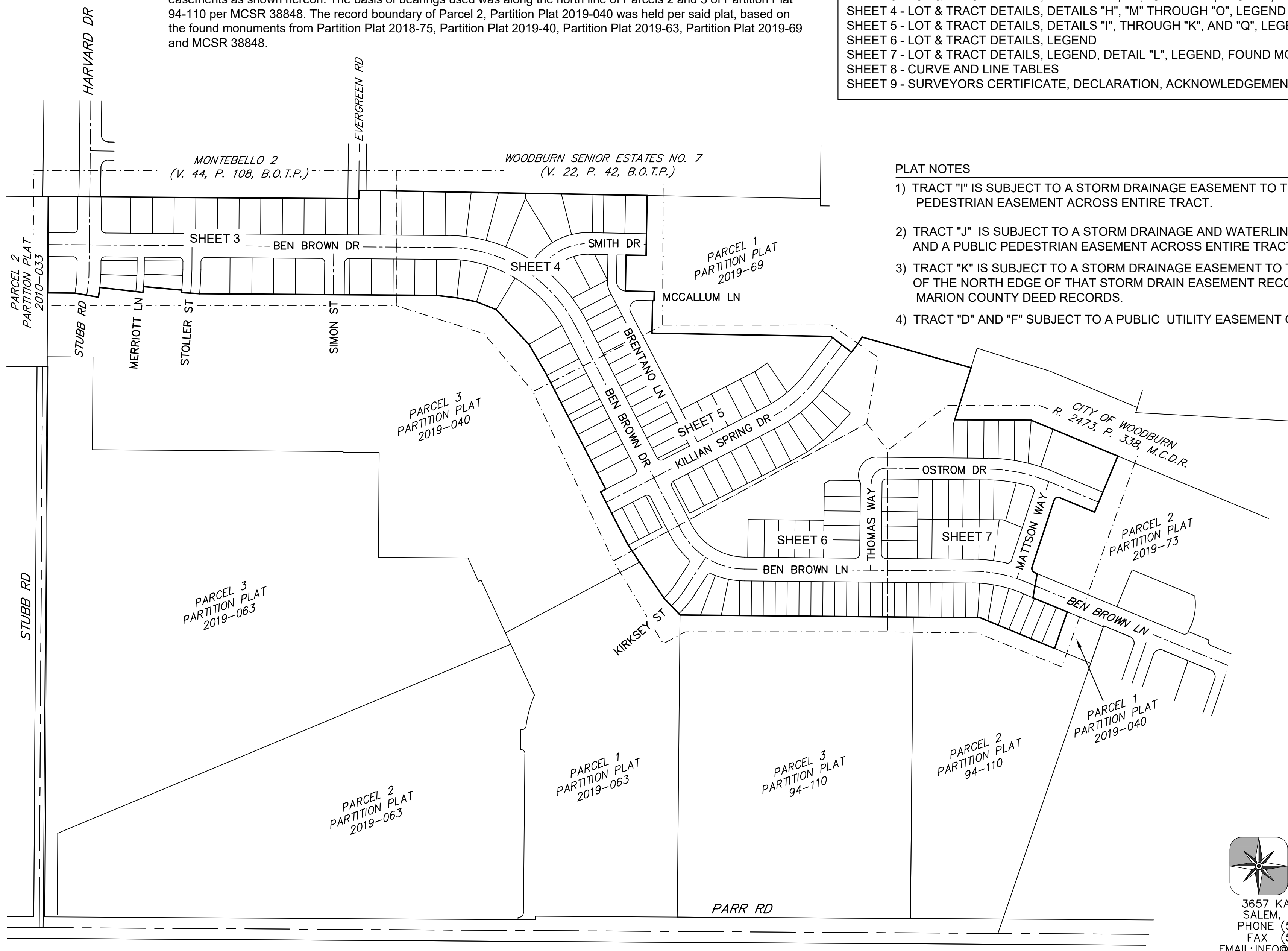
The purpose of this survey is to subdivide that property described in that instrument recorded in Reel 4227, Page 450, Marion County Deed Records (Parcel 2, Partition Plat 2019-40), into lots and tracts, and to create the streets and easements as shown hereon. The basis of bearings used was along the 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.
- 4) TRACT "D" AND "F" SUBJECT TO A PUBLIC UTILITY EASEMENT OVER ENTIRE TRACTS.



SCALE: 1" = 200'



BARKER SURVEYING

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 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 19, 1994
 GREGORY L. WILSON
 2687

EXPIRES: 6/30/2022

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
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- R. = Reel
- P. = Page
- V. = Volume
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SMITH CREEK

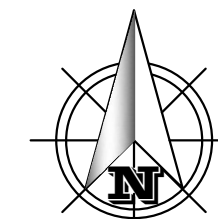
REPLAT OF PARCEL 2, PARTITION PLAT 2019-40
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 AND THE N.W. 1/4 OF SEC. 18, T. 5 S., R. 1. W., W.M.,
 CITY OF WOODBURN, MARION COUNTY, OREGON
 JULY 1, 2020

SURVEY REFERENCES

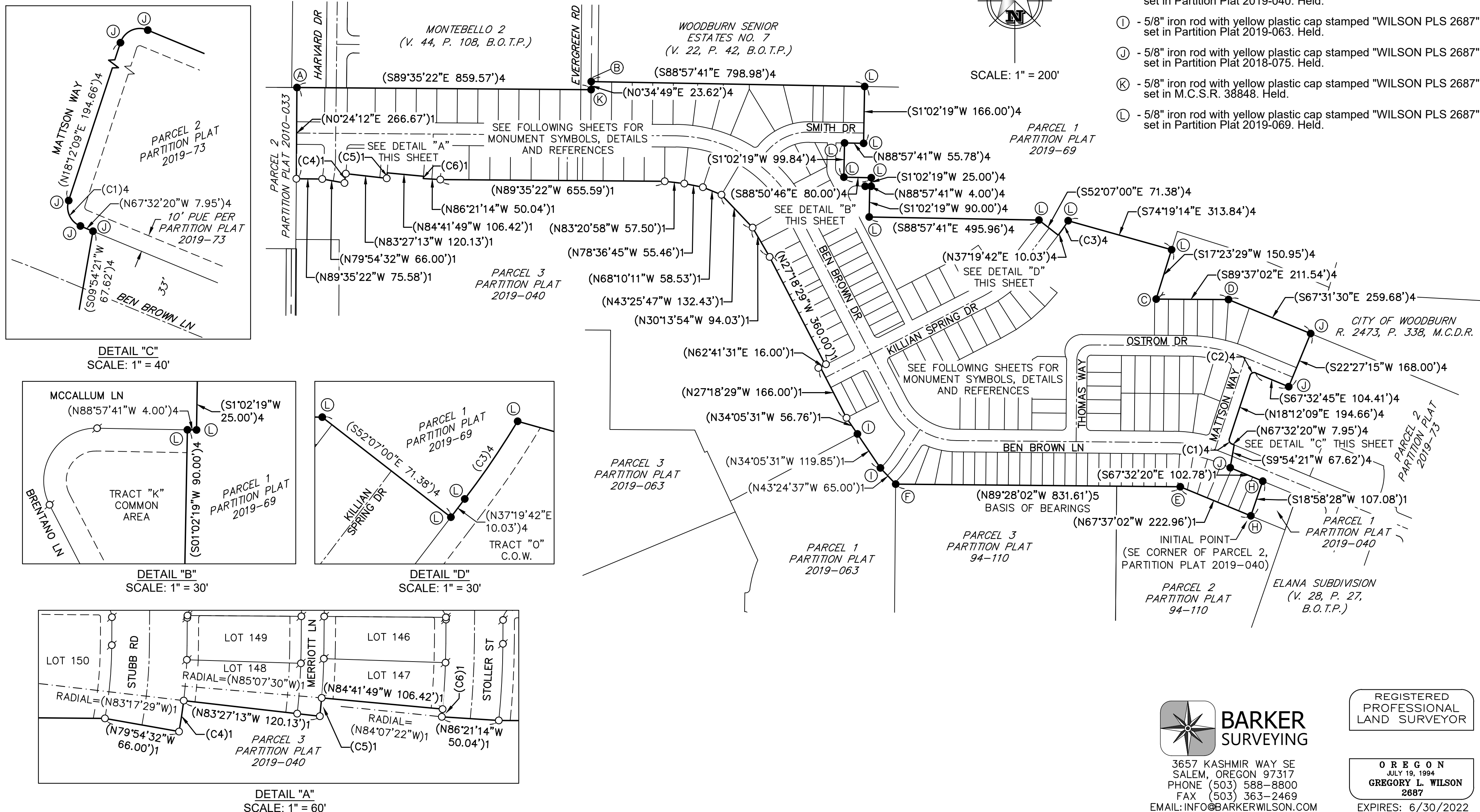
- | | |
|--|---|
| [1] - PARTITION PLAT NO. 2019-040 | [9] - M.C.S.R. 34322 |
| [2] - PARTITION PLAT NO. 2019-063 | [10] - M.C.S.R. 21246 |
| [3] - PARTITION PLAT NO. 2018-065 | [11] - M.C.S.R. 14028 |
| [4] - PARTITION PLAT NO. 2018-075 | [12] - M.C.S.R. 3057 |
| [5] - M.C.S.R. 38848 | [13] - WOODBURN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



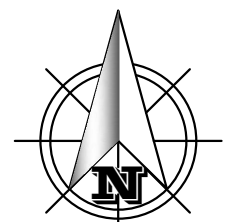
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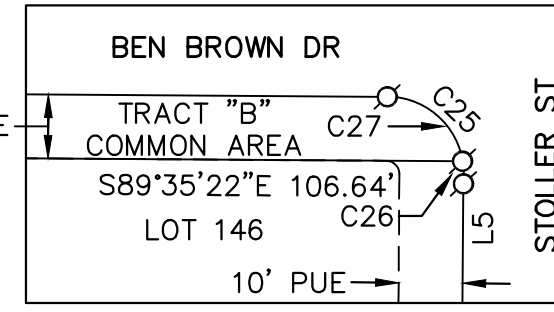
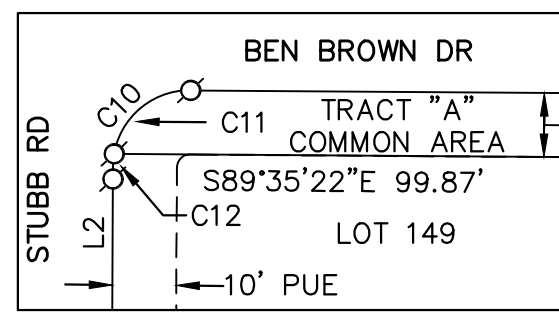
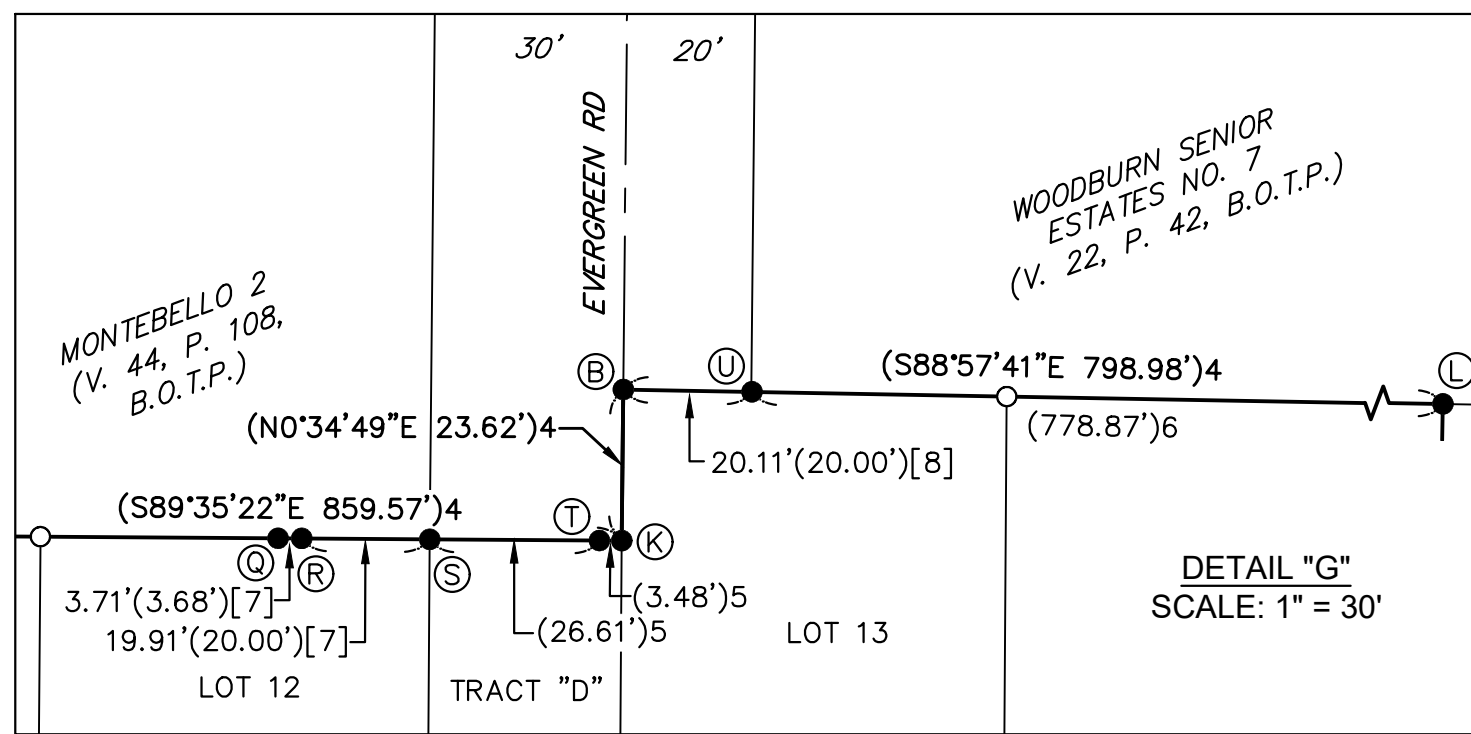
OREGON
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SMITH CREEK

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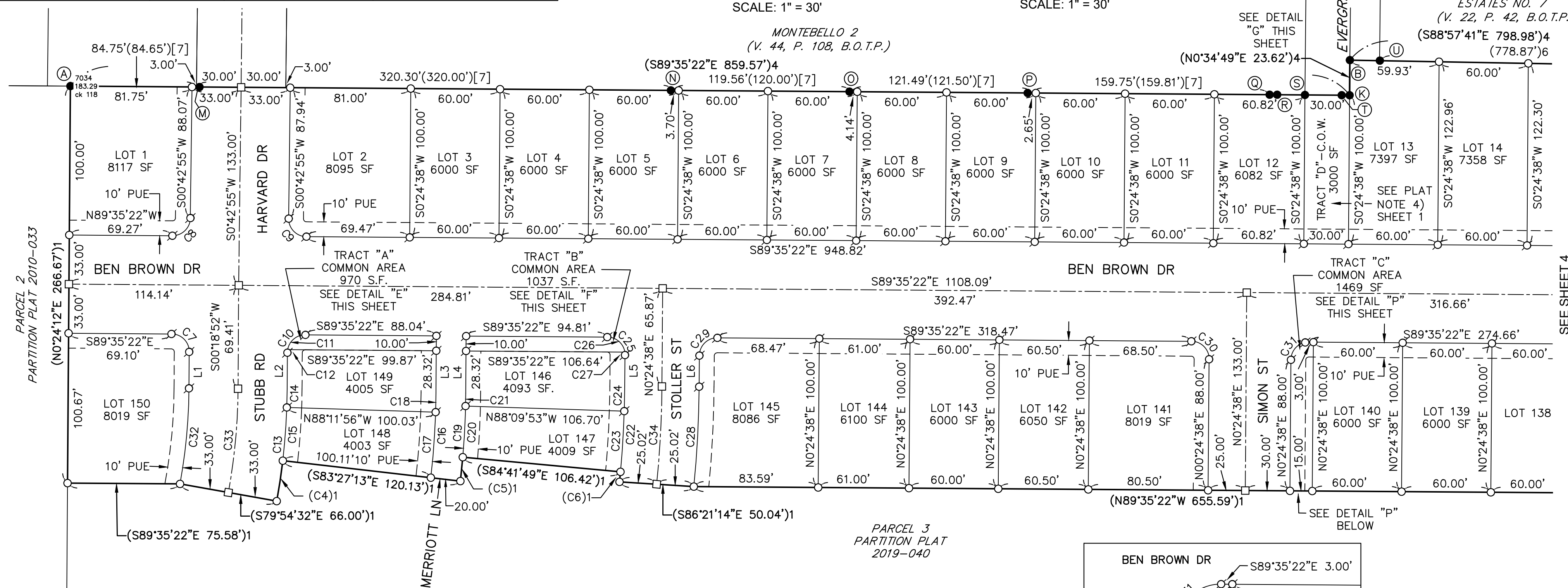
SCALE: 1" = 50'



DETAIL "E"
SCALE: 1" = 30'

DETAIL "F"
SCALE: 1" = 30'

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

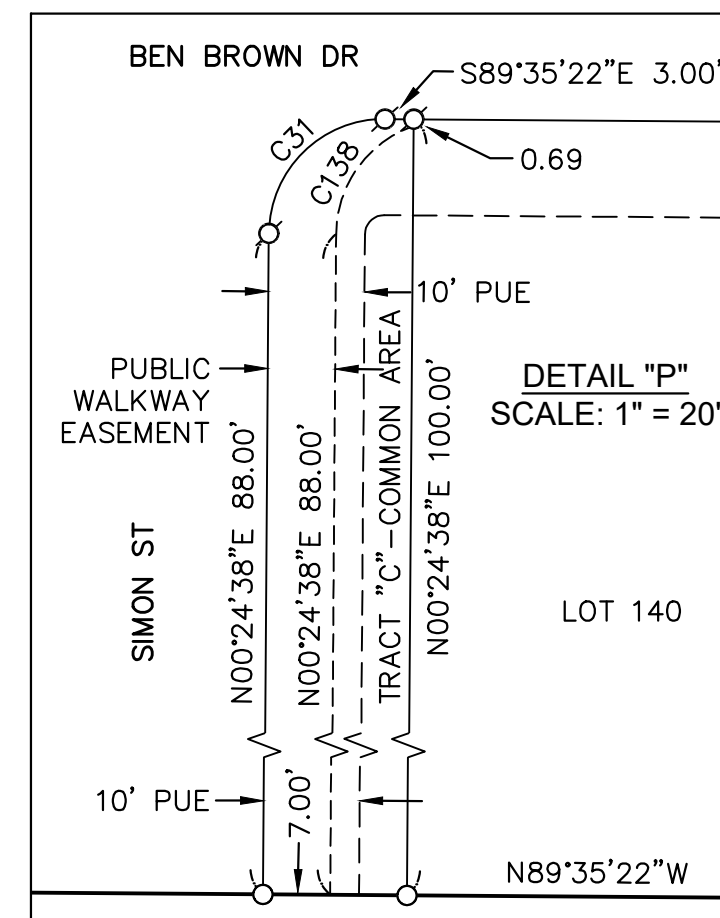


LEGEND:

- = 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 5/8" x 30" iron rod with 1" aluminum cap stamped "WILSON PLS 2687" (To be post-monumented)
- = Found monument within 0.2' of ground surface unless (see found monument list)
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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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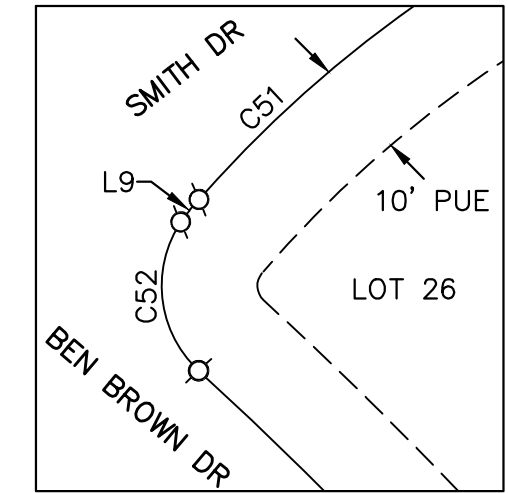
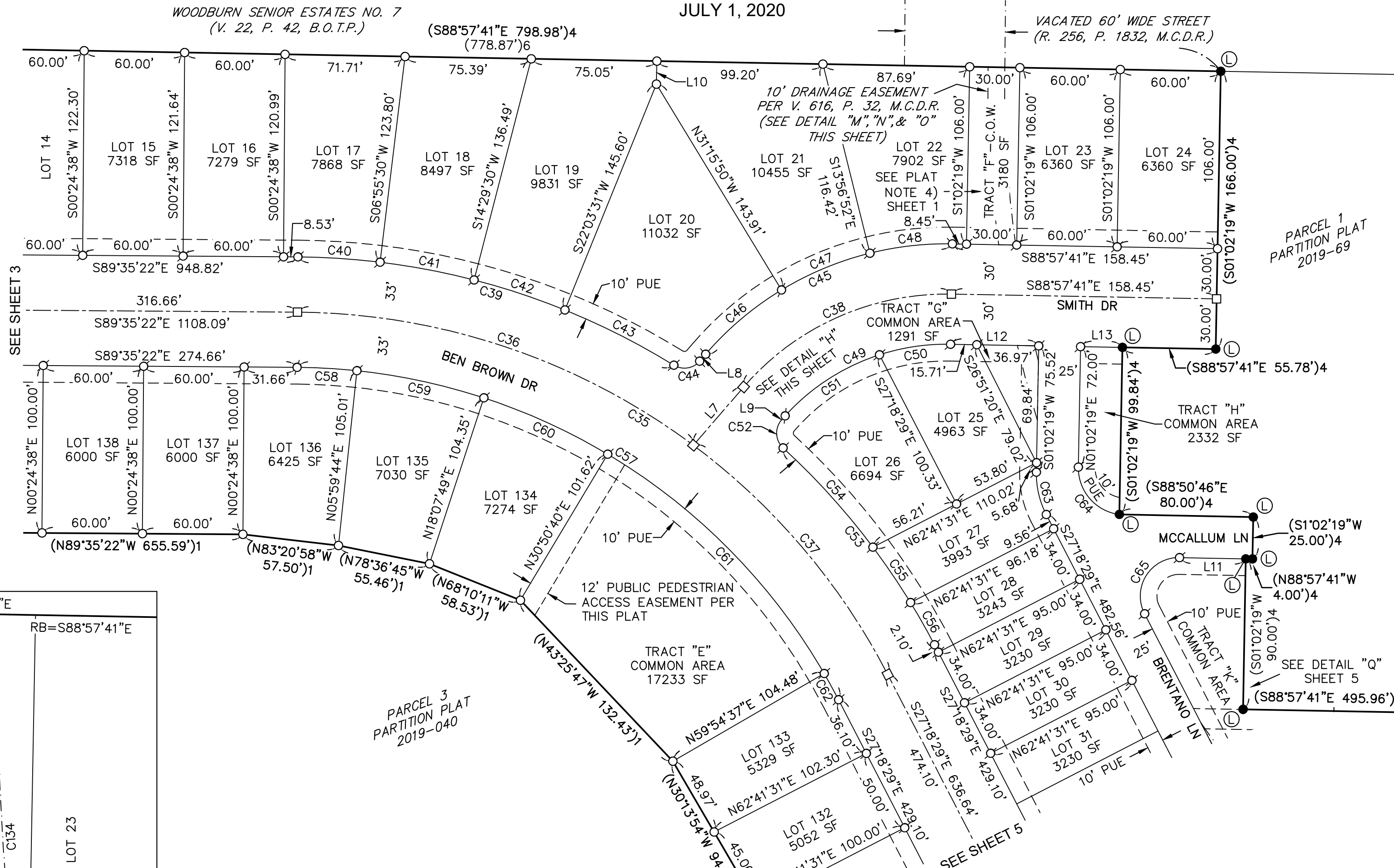
JULY 1, 2020

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

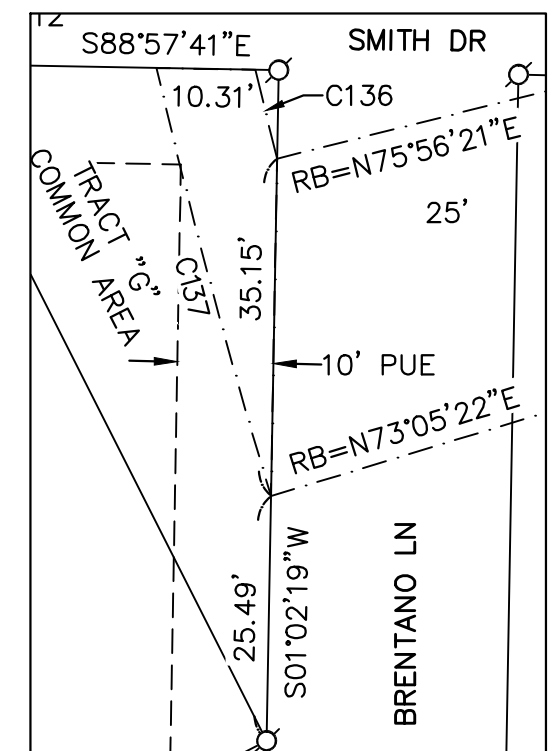
VACATED 60' WIDE STREET
 (R. 256, P. 1832, M.C.D.R.)



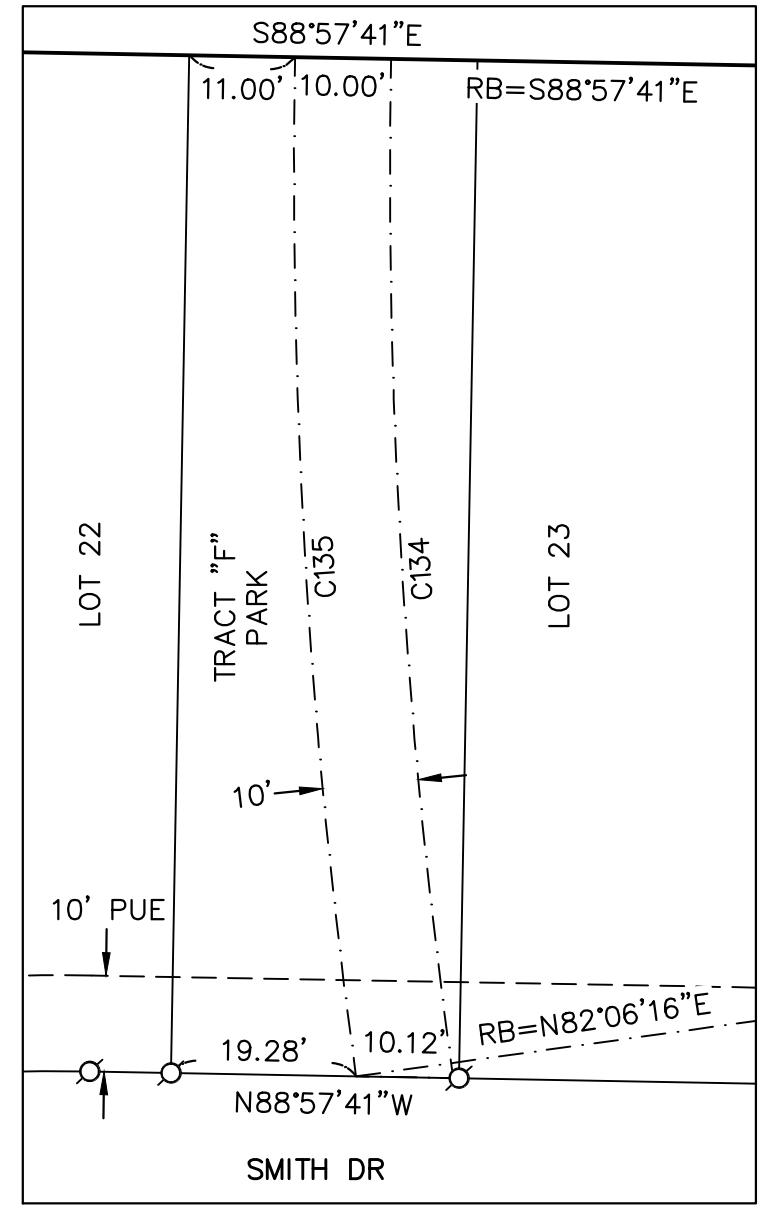
SCALE: 1" = 50'



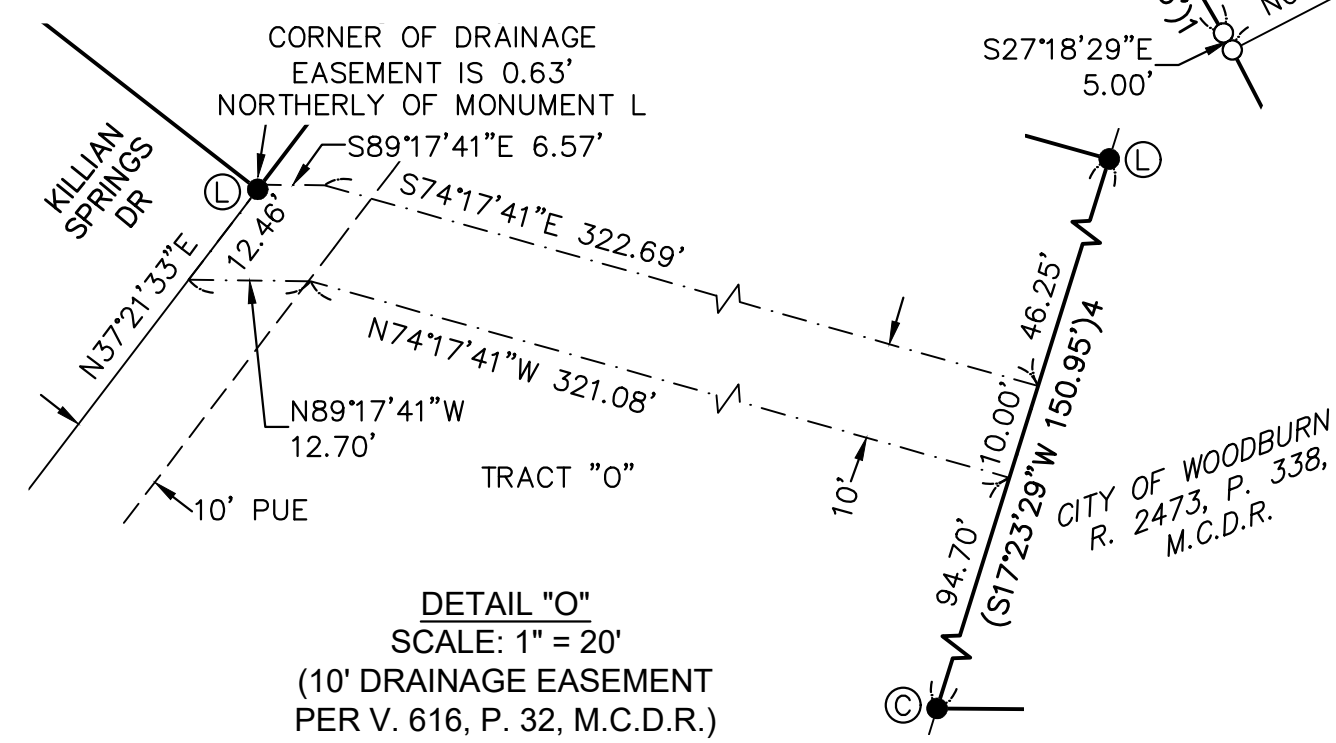
DETAIL "H"
 SCALE: 1" = 20'



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.)

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- RB = Radial Bearing

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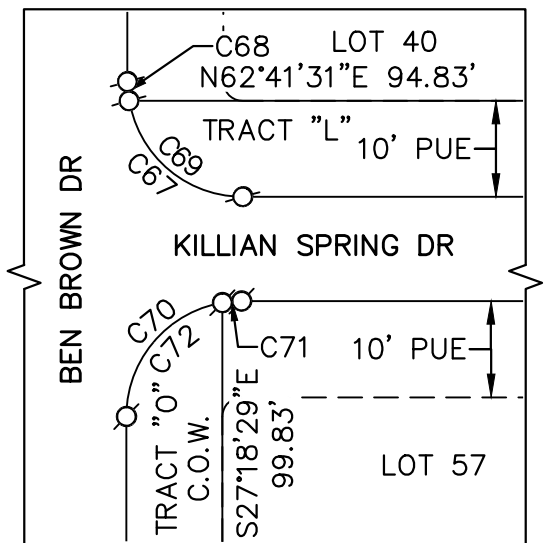
SCALE: 1" = 40'



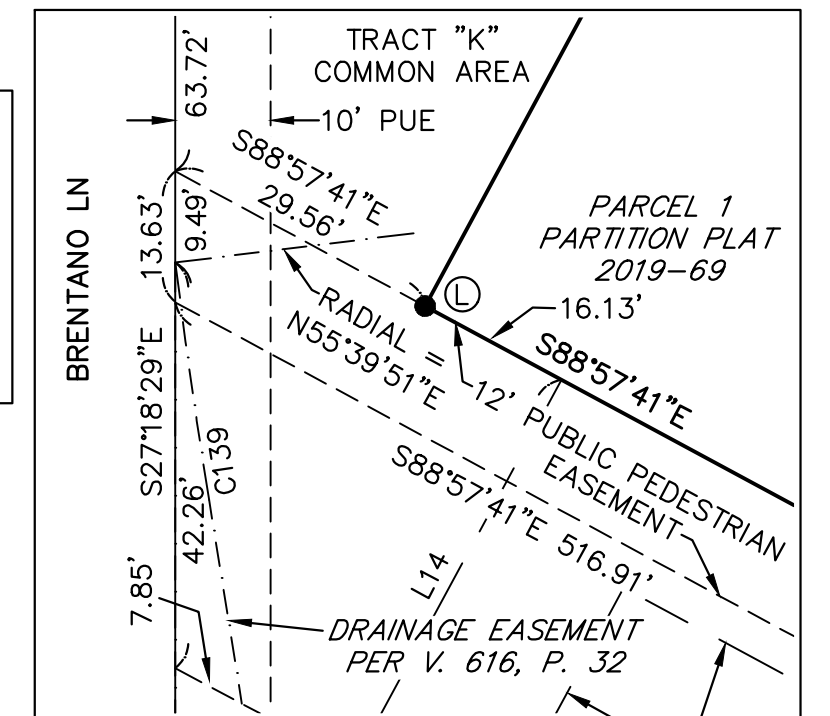
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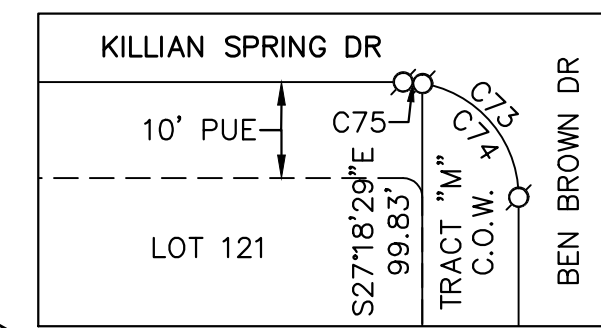
DETAIL "I"
SCALE: 1" = 20'



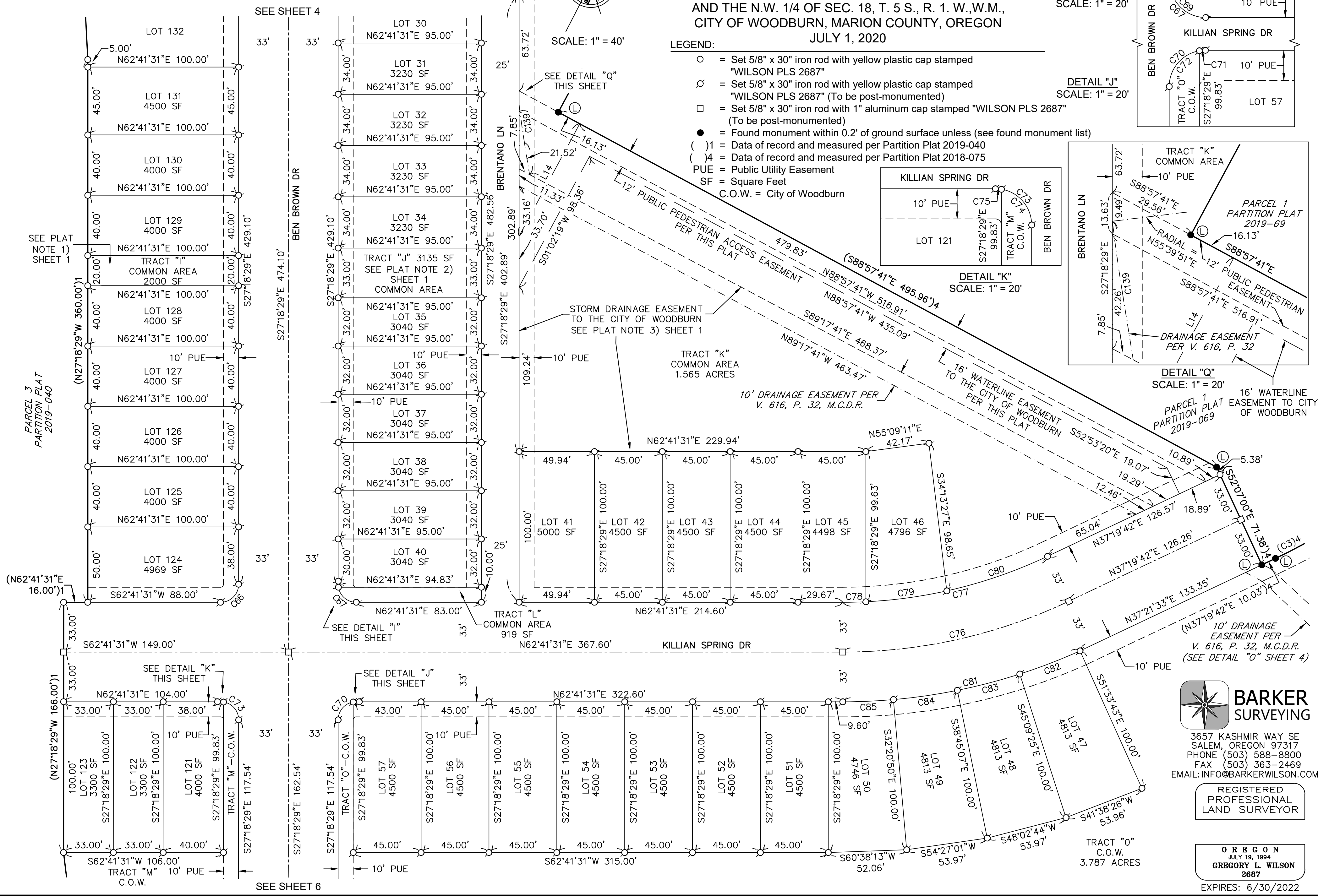
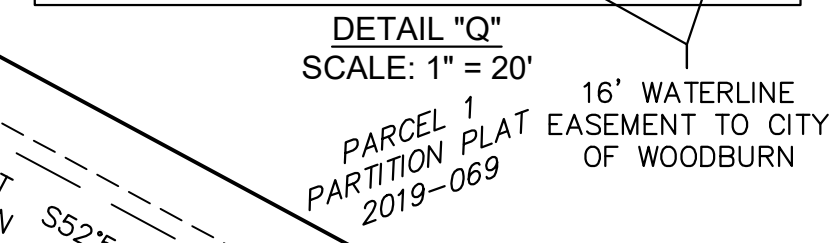
DETAIL "J"
SCALE: 1" = 20'



DETAIL "K"
SCALE: 1" = 20'



DETAIL "Q"
SCALE: 1" = 20'



SEE SHEET 4

SEE PLAT NOTE 1) SHEET 1

SEE DETAIL "I" THIS SHEET

SEE DETAIL "K" THIS SHEET

SEE SHEET 6

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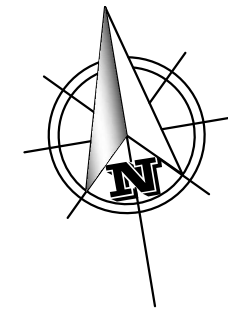
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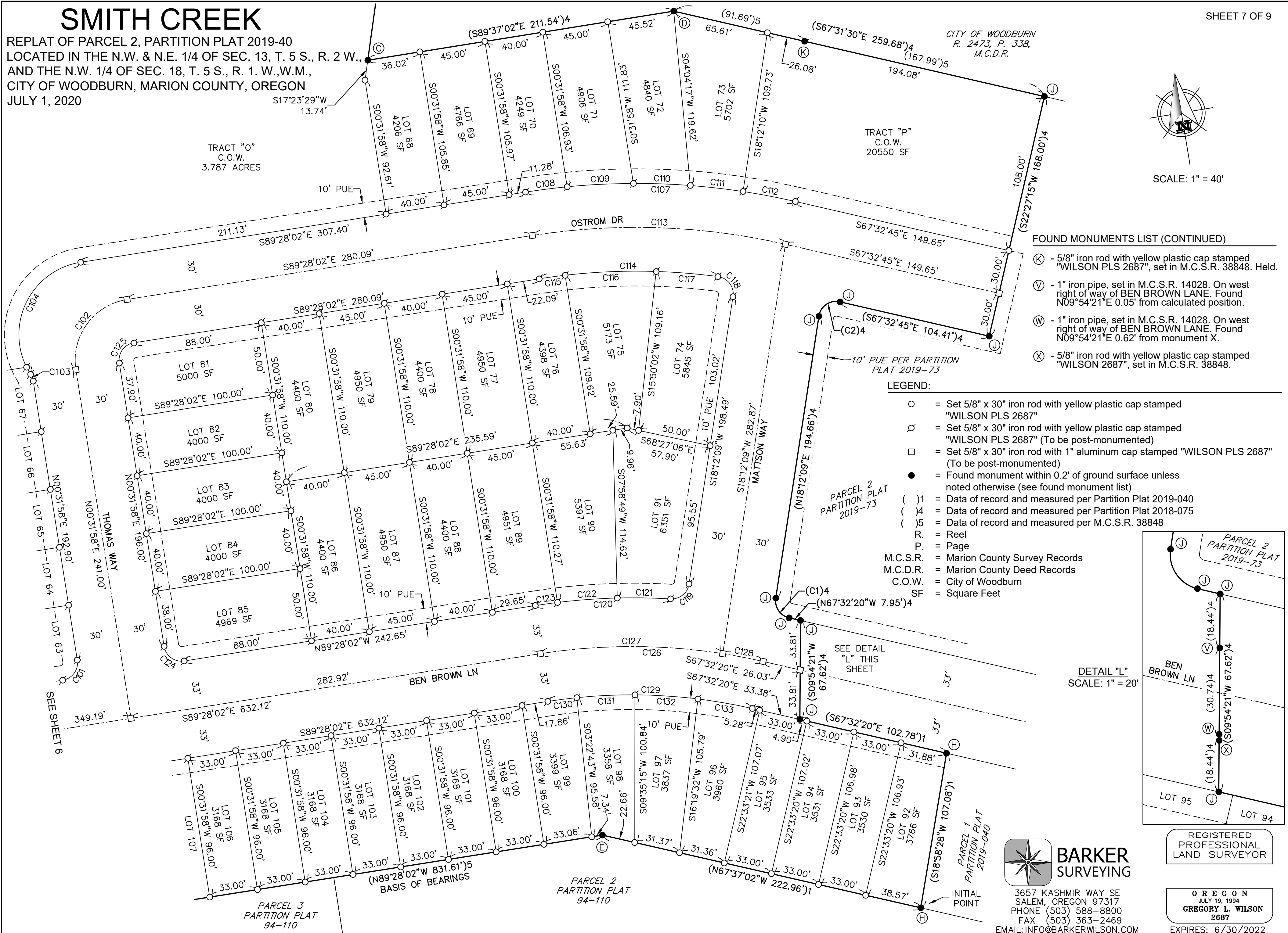
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JULY 1, 2020

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



SCALE: 1" = 40'

TRACT "O"
C.O.W.
3.787 ACRES

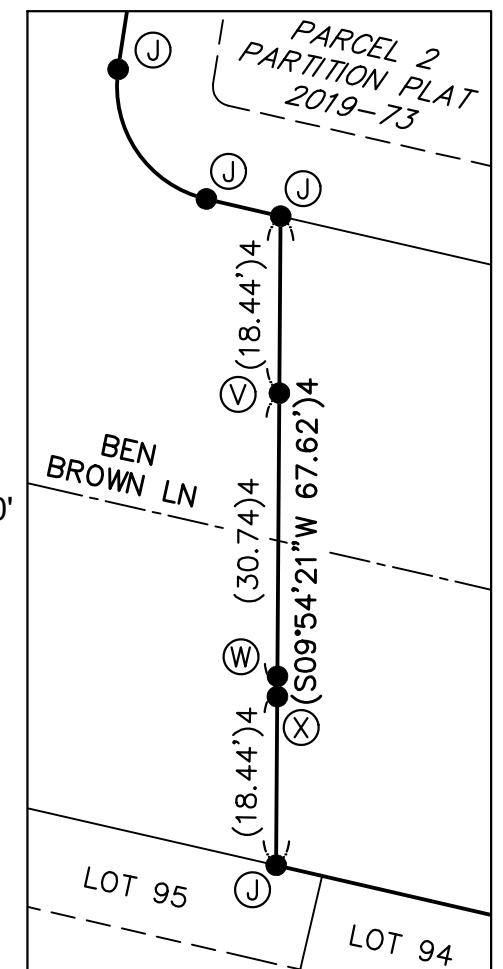


FOUND MONUMENTS LIST (CONTINUED)

- (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 west 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.

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DETAIL "L"
SCALE: 1" = 20'

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| 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 |



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 SALEM, OREGON 97317
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REGISTERED PROFESSIONAL LAND SURVEYOR

GREGORY L. WILSON
 JULY 19, 1994
 2687
 EXPIRES: 6/30/2022

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
JULY 1, 2020

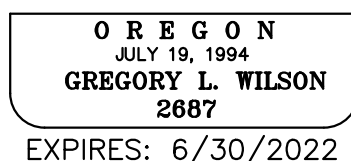
SURVEYOR'S CERTIFICATE:

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, 2022



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 _____