



September 23, 2020

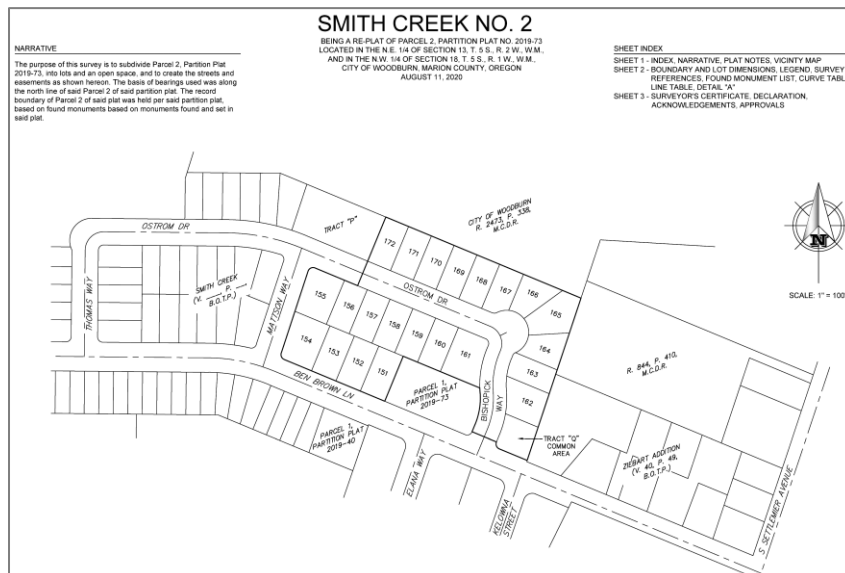
Morgan Will
Development Manager, Acquisitions & Development
Stafford Development Co., LLC
8840 SW Holly Lane
Wilsonville, OR 97070-9800

RE: Smith Creek Phase 2C (Tax Lot 052W13 0000100) final plat app (FSUB 2020-04)

Dear Mr. Will:

The Community Development Director indicated to City staff that the applicant may apply to Marion County for recordation and continue up to production of a plat Mylar for presentation for Director signature while staff holds approval of FSUB 2020-04 in abeyance.

Staff looks to the County to use the drawing set dated August 11, 2020 that is the latest version the applicant provided to the City (on September 3). A ledger-size copy is attached. There are no redlines.



In the interim, the applicant will address outstanding items including 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, staff would be able to approve FSUB 2020-04 and 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.

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>.

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

Enclosure:

- Final plat drawings (August 11, 2020; 3 sheets)

cc: McKenzie Granum, Assistant City Attorney
Chris Kerr, AICP, Community Development Director
Dago Garcia, P.E., City Engineer
Stephanie Watson, Survey Technician II, Marion County Public Works
James Coakley, Marion County Public Works
Greg Wilson, President, Barker Surveying, 3657 Kashmir Way SE, Salem, OR 97317
Gabe Lewman, Project Manager, Barker Surveying

SMITH CREEK NO. 2

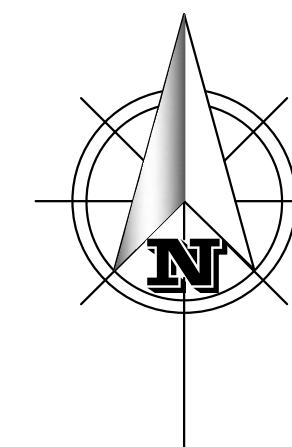
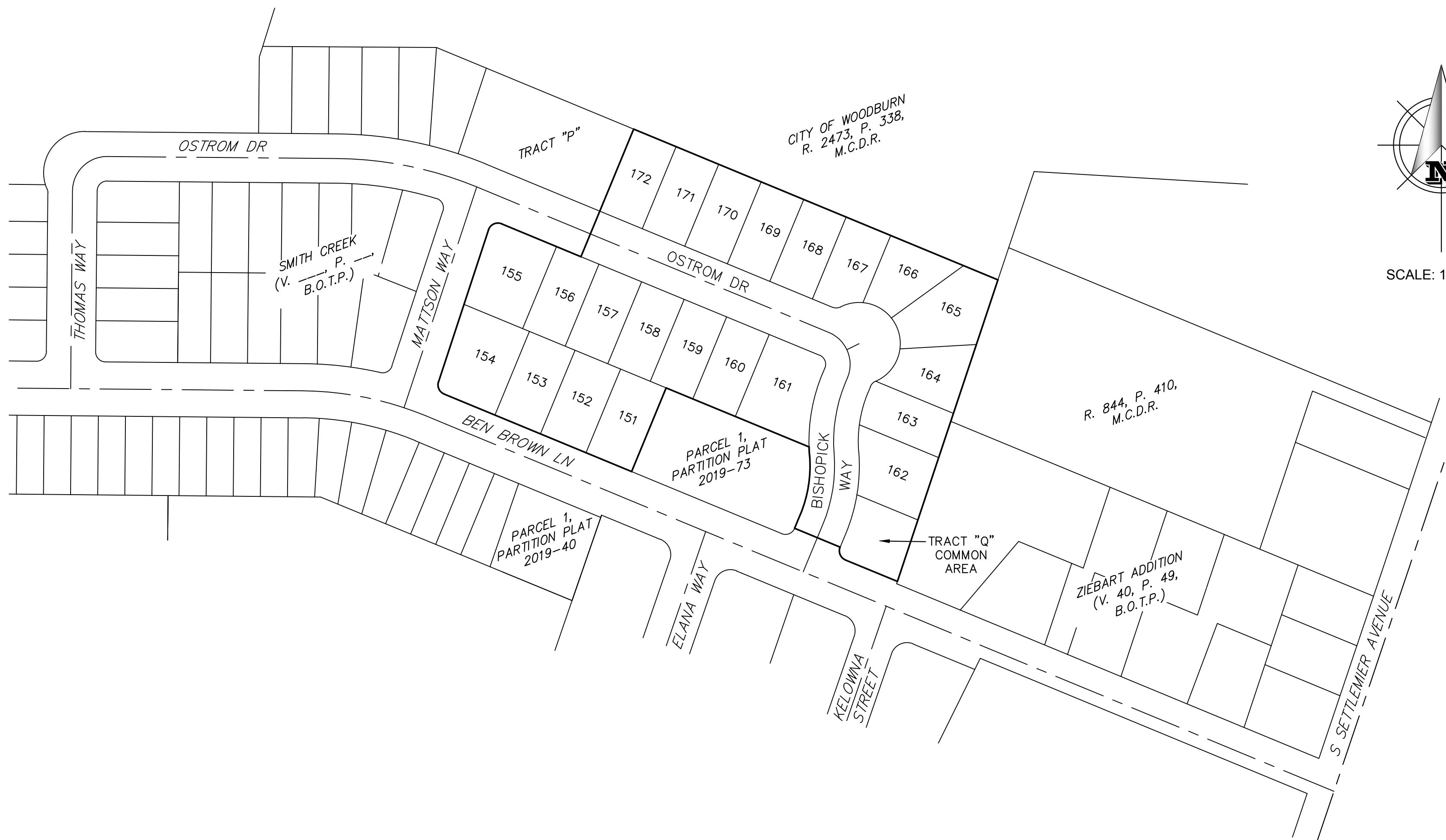
BEING A RE-PLAT OF PARCEL 2, PARTITION PLAT NO. 2019-73
 LOCATED IN THE N.E. 1/4 OF SECTION 13, T. 5 S., R. 2 W., W.M.,
 AND IN THE N.W. 1/4 OF SECTION 18, T. 5 S., R. 1 W., W.M.,
 CITY OF WOODBURN, MARION COUNTY, OREGON
 AUGUST 11, 2020

NARRATIVE

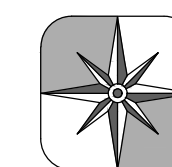
The purpose of this survey is to subdivide Parcel 2, Partition Plat 2019-73, into lots and an open space, and to create the streets and easements as shown hereon. The basis of bearings used was along the north line of said Parcel 2 of said partition plat. The record boundary of Parcel 2 of said plat was held per said partition plat, based on found monuments based on monuments found and set in said plat.

SHEET INDEX

- SHEET 1 - INDEX, NARRATIVE, PLAT NOTES, VICINITY MAP
- SHEET 2 - BOUNDARY AND LOT DIMENSIONS, LEGEND, SURVEY REFERENCES, FOUND MONUMENT LIST, CURVE TABLE, LINE TABLE, DETAIL "A"
- SHEET 3 - SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGEMENTS, APPROVALS



SCALE: 1" = 100'



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

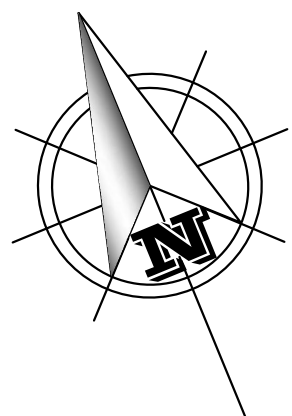
PRELIMINARY

OREGON
 JULY 19, 1994
GREGORY L. WILSON
 2687

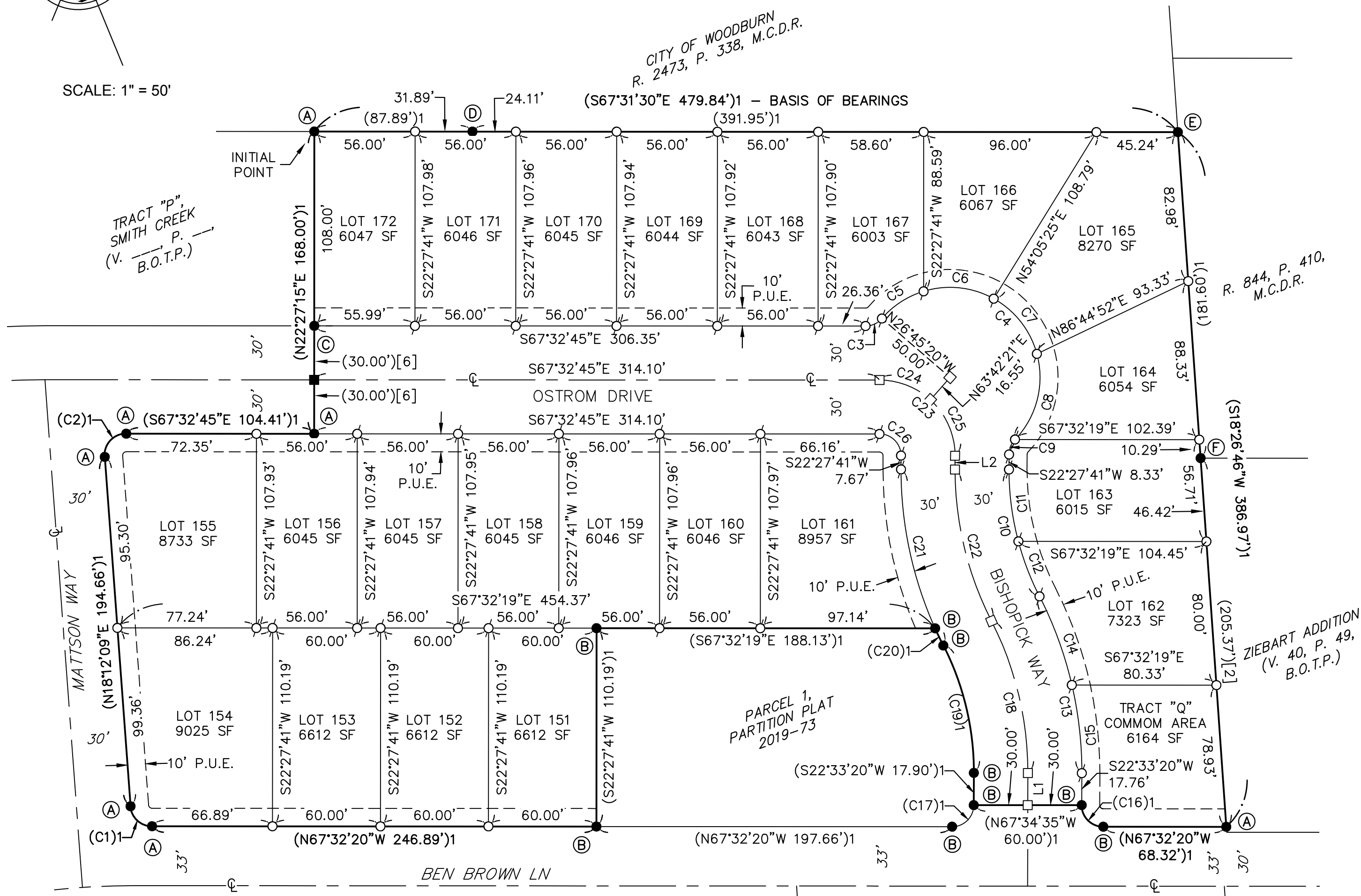
EXPIRES: 6/30/2022

SMITH CREEK NO. 2

BEING A RE-PLAT OF PARCEL 2, PARTITION PLAT NO. 2019-73
 LOCATED IN THE N.E. 1/4 OF SECTION 13, T. 5 S., R. 2 W., W.M.,
 AND IN THE N.W. 1/4 OF SECTION 18, T. 5 S., R. 1 W., W.M.,
 CITY OF WOODBURN, MARION COUNTY, OREGON
 AUGUST 11, 2020



SCALE: 1" = 50'



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
(C1)1	12.00'	85°44'29"	17.96'	S24°40'05"E 16.33'
(C2)1	12.00'	94°15'05"	19.74'	S65°19'42"W 17.59'
C3	12.00'	49°12'35"	10.31'	N87°50'57"E 9.99'
C4	50.00'	182°55'49"	159.64'	S25°17'26"E 99.97'
C5	50.00'	32°06'45"	28.02'	N79°18'02"E 27.66'
C6	50.00'	46°06'44"	40.24'	S61°35'13"E 39.16'
C7	50.00'	45°50'12"	40.00'	S15°36'45"E 38.94'
C8	50.00'	58°52'08"	51.37'	S36°44'25"W 49.14'
C9	12.00'	43°42'48"	9.16'	S44°19'05"W 8.93'
C10	155.00'	27°04'03"	73.22'	S08°55'40"W 72.55'
C11	155.00'	14°56'12"	40.41'	S14°59'35"W 40.29'
C12	155.00'	12°07'51"	32.82'	S01°27'33"W 32.76'
C13	215.00'	27°09'41"	101.92'	S08°58'29"W 100.97'
C14	215.00'	14°00'07"	52.54'	S02°23'41"W 52.41'
C15	215.00'	13°09'35"	49.38'	S15°58'32"W 49.27'
(C16)1	12.00'	90°05'39"	18.87'	S22°29'30"E 16.98'
(C17)1	12.00'	89°54'21"	18.83'	N67°30'30"E 16.96'
C18	185.00'	27°09'41"	87.70'	S08°58'29"W 86.88'
(C19)1	155.00'	27°09'41"	73.48'	N08°58'29"E 72.79'
(C20)1	215.00'	2°48'59"	10.57'	S03°11'52"E 10.57'
C21	215.00'	24°15'04"	91.00'	S10°20'09"W 90.32'
C22	185.00'	27°04'03"	87.40'	S08°55'40"W 86.59'
C23	42.00'	90°00'27"	65.98'	S22°32'32"E 59.40'
C24	42.00'	42°19'23"	31.02'	S46°23'04"E 30.32'
C25	42.00'	47°41'04"	34.95'	S01°22'51"E 33.95'
C26	12.00'	90°00'27"	18.85'	S22°32'32"E 16.97'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	17.83'	S22°33'20"W
L2	7.67'	S22°27'41"W

FOUND MONUMENT LIST:

- (A) 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in [2].
- (B) 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in [1].
- (C) 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in [5].
- (D) 5/8" iron rod, set in [3]. On north line of subject property.
- (E) 5/8" iron rod with yellow plastic cap stamped "BARKER PLS 636", set in [3]. Held for northeast corner of subject property.
- (F) 1" iron pipe, set in [4]. On east line of subject property.

SURVEY REFERENCES:

- [1] PARTITION PLAT 2019-73
- [2] PARTITION PLAT 2018-75
- [3] M.C.S.R. 36435
- [4] M.C.S.R. 19117
- [5] SMITH CREEK (V. __, P. __, B.O.T.P.)

LEGEND:

- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687" within 0.2' of ground surface.
- = 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 noted otherwise (see found monument list)
- = 5/8" x 30" iron rod with 1" aluminum cap stamped "WILSON PLS 2687", set in [5].
- () = Record equals Measured per Partition Plat 2019-073
- { } = Record equals Measured per survey noted
- [#] = Survey Reference Number
- 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
- SF = Square Feet
- PUE = Public Utility Easement

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REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
 OREGON
 JULY 19, 1994
GREGORY L. WILSON
 2687
 EXPIRES: 6/30/2022

SMITH CREEK NO. 2

BEING A RE-PLAT OF PARCEL 2, PARTITION PLAT NO. 2019-73
LOCATED IN THE N.E. 1/4 OF SECTION 13, T. 5 S., R. 2 W., W.M.,
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CITY OF WOODBURN, MARION COUNTY, OREGON
AUGUST 11, 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, situated in the northeast one-quarter of Section 13, Township 5 South, Range 2 West of the Willamette Meridian and the northwest one-quarter of Section 18, Township 5 South, Range 1 West of the Willamette Meridian, in the City of Woodburn, Marion County, Oregon, being described as follows:

Parcel 2, Partition Plat 2019-073, as platted and recorded in Marion County Book of Partition Plats, containing 4.384 acres of land, more or less. The Initial Point of this subdivision plat is marked with a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687" found at the northerly corner of said Parcel 2.

In accordance with ORS 92.070(2), I hereby certify that the remaining monuments within this subdivision will be set within 90 calendar days following the completion of paving of improvements, or within 2 years following the original plat recording, whichever comes first, in accordance with ORS 92.060(5)

Gregory L. Wilson
Registered Professional Land Surveyor No. 2687
License expires June 30, 2022



REMAINING CORNER MONUMENTATION

In accordance with ORS 92.070, the interior corners and street centerlines 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 _____, Records for Marion County, Oregon.

Marion County Surveyor

Date

APPROVALS AND ACCEPTANCE OF DEDICATION:

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

City Engineer, 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

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

DECLARATION:

Know all people by these presents that SMITH CREEK 2, 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 2, 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 2, 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 _____

