



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

[OBJ]

## Transmittal Form: Plat Paper Check

To: Marion County Surveyor; Attn: Kent  
Inman

From: Colin Cortes, AICP, CNU-A,  
Senior Planner Date: February 14,  
2023

Cc: Chris Kerr, Community Development  
Director; Dago Garcia, P.E., City  
Engineer; Bryan AnDyke, Land  
Development Project Manager, Lennar  
Northwest, LLC; Gregory L. Wilson,  
PLS, Barker Surveying

Re: Woodburn Subdivision Final Plat App  
FSUB 21-04 (County SP22-022)  
Smith Creek Phase 3A / (County  
“Smith Creek P.U.D. No. 7”); related  
to City master/parent land use case  
file no. ANX 2017-05

**Summary:** City of Woodburn staff received the mailed “paper check” on 2/06/2023 that the County Surveyor’s office had sent.

The applicant needs to resolve the following items:

A. Sheet 1:

1. Revise plat Note 1) to omit reference to Tract AZ as a private common area tract, which is instead to be a City/public tract.
2. Add a Note 5) to indicate, "Tract AZ to be conveyed to the City of Woodburn by separate document". This is consistent with a past example, Smith Phase 4B / Creek P.U.D. No. 6.
3. Conveyance/dedication: What's the status of the separate draft documentation that the County now requires as a plat supplement in order to dedicate tracts to a city? Is review by the Assistant City Attorney finished, similar to as done for previous Smith plats? The contact info is McKenzie Granum, Assistant City Attorney, (503) 982-5251, [mckenzie.granum@ci.woodburn.or.us](mailto:mckenzie.granum@ci.woodburn.or.us). If e-mailing, cc:
  - Curtis Stultz, Public Works Director, [curtis.stultz@ci.woodburn.or.us](mailto:curtis.stultz@ci.woodburn.or.us)
  - Dago Garcia, P.E., City Engineer, [dago.garcia@ci.woodburn.or.us](mailto:dago.garcia@ci.woodburn.or.us)

My only further involvement is for the developer to alert me when this process is finished (with paperwork ready for recordation) so I can mark this item resolved.

B. Sheet 4: Revise Gunderson Ave south streetside PUE, between Lots 519 & 578, to the minimum of 5 ft (to prevent introducing conflict with required greenway trees near sidewalk).

C. Sheet 5:

1. Revise Tract AZ label to indicate dedication to City or do whatever the County Surveyor would direct that accomplishes the equivalent. A past example, Smith Phase 4B / Creek P.U.D. No. 6, labels each City/public tract as "C.O.W.", with the cover sheet and any other sheet involving the tract having a legend indicating it means City of Woodburn.
2. Remove overlap of 10-ft streetside PUE from Lot 531 SE corner.
3. Same as Sheet 4 Item B.

D. Sheet 6: Under the Director signature block, add case file number ANX 2017-05 as the first in the list.

- E. Various sheets: Provide public pedestrian easements along the mews paths, i.e. the two paths in each of Tracts AN, AO, AU, & AV, so that there would be public pedestrian access to lot fronts, not just public access through the alleys only to lot rears only.

Minimum width for each either (1) equal to path width or (2) 6 ft, whatever is easier for the developer to do. Revise or add a details sheet, and add a plat note. A past example, Smith Phase 4B / Creek P.U.D. No. 6, Note 2) reads, "... wide public pedestrian easement per this plat. See Detail "[\_]" on Sheet [\_] for location."

- F. Public Works: See the attached redlines and revise accordingly. Questions? Contact Dago Garcia, P.E., City Engineer, (503) 982-5248, [dago.garcia@ci.woodburn.or.us](mailto:dago.garcia@ci.woodburn.or.us).

### **Notes:**

These notes are for the developer, not the County:

1. The land use final decision document with the conditions of approval remains on the [City project webpage](#). City project webpages can be found via the gateway webpage at <[www.woodburn-or.gov/projects](http://www.woodburn-or.gov/projects)>.
2. Construction: Prior to delivering a Mylar to the City, the developer is to fully construct public improvements and through the "engineer of record" contact the City for inspections, providing Planning Division staff in particular at least 3 business days notice, and obtain City acceptance of improvements.
3. Copies (PDFs for City GIS): After Mylar signature and recordation and as Woodburn Development Ordinance (WDO) 2.01.05 requires, before building permit application the developer is to forward electronic copies of any and all recorded documents – plat(s), easement(s) if separate from plat(s), and any supplemental conveyance/dedication documents – to the City so that the City may update its geographic information system (GIS). (To attn of both Public Works Department and Planning Division.)

4. Street addresses: A reminder that the time approaches to submit an [Address Assignment Request](#). It can take up to two weeks for staff to review and issue. I recommend submittal at the same time that the developer gets to production of a plat Mylar, because by the time that the Director would be ready to sign a Mylar, it would be ideal for staff to be ready to issue assigned street addresses.

Assigned street addresses are critical because without them Accela / Oregon ePermitting could not accept building permit applications. Contact Dan Handel, AICP, Planner, (503) 980-2431 with any street address process questions.

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

**Attachment(s):**

City Engineer redlines (February 13, 2023)



# Marion County

OREGON  
SURVEY OFFICE  
Phone 503-588-5155  
5155 SILVERTON ROAD NE  
SALEM, OREGON 97305-3802

# LETTER OF TRANSMITTAL

To: CHRIS KERR  
CITY OF WOODBURN  
270 MONTGOMERY ST  
WOODBURN, OR 97071

SUB 2017-01  
RECEIVED

FEB 06 2023

COMMUNITY DEVELOPMENT  
DEPARTMENT  
PVD 2017-01  
F SUB 21-04

Date: 1/30/23

Attention: Planning

RE: Smith Creek P.U.D. No. 7

Tracking # SP22-022 (SUB 2017-01)

**WE ARE SENDING:**

<input checked="" type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Field Notes	<input type="checkbox"/> Copies per request
<input type="checkbox"/> Partition Plat	<input type="checkbox"/> Calculations	<input type="checkbox"/> Plans
<input type="checkbox"/> Record of Survey	<input type="checkbox"/> Road Records	<input type="checkbox"/> Bench Mark Data
		<input type="checkbox"/> Checkprint
		<input type="checkbox"/> Other

COPIES	DATE	DESCRIPTION
1	1/30/23	Paper check print for your review

### THESE ARE TRANSMITTED:

- For approval
- For your use
- As requested
- For review and comment
- For corrections and additions

### PLEASE DO THE FOLLOWING:

- Verify all dimensions
- Return 1 approved copies

### REMARKS:

This subdivision has been submitted to our office for checking. Please return the enclosed copy with your comments/preliminary approval to our office, so we can begin our checking process.

**Please direct any questions or comments to Kent Inman at: [kinman@co.marion.or.us](mailto:kinman@co.marion.or.us) .**

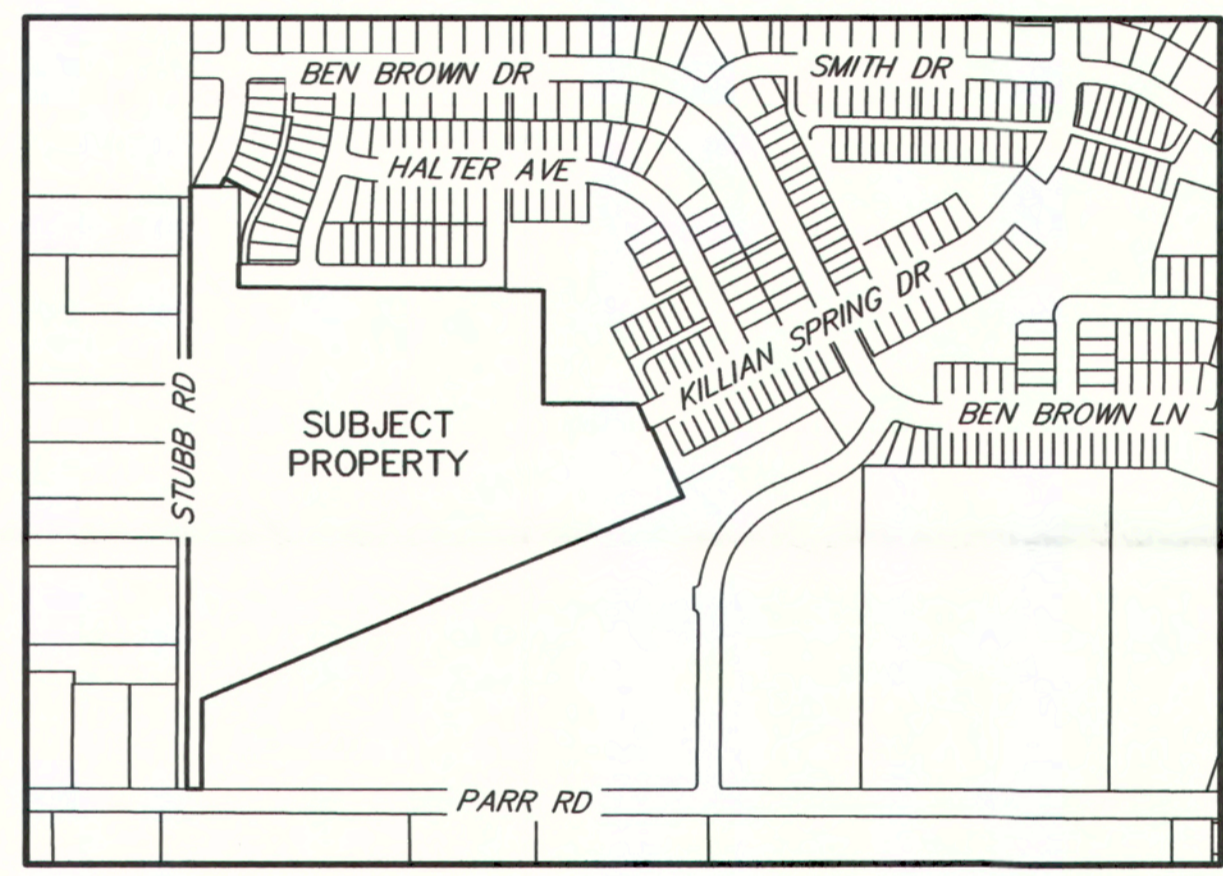
Thank you!

**COPY TO:** In progress file



# SMITH CREEK P.U.D. NO. 7

BEING A RE-PLAT OF PARCEL 3, PARTITION PLAT NO. 2019-63  
AND TRACT "AB", SMITH CREEK P.U.D. NO. 4  
LOCATED IN THE N.E. 1/4, N.W 1/4, AND S.W. 1/4 OF SECTION 13, T. 5 S., R. 2 W., W.M.,  
CITY OF WOODBURN, MARION COUNTY, OREGON  
NOVEMBER 29, 2022



VICINITY MAP  
SCALE: 1" = 500'

### SHEET INDEX

- SHEET 1 - VICINITY MAP, SHEET INDEX, NARRATIVE, PLAT NOTES
- SHEET 2 - OVERALL BOUNDARY, MONUMENTS LIST, SURVEY REFERENCES, LEGEND
- SHEET 3 - NORTHWEST LOTS/TRACTS, LEGEND
- SHEET 4 - NORTHEAST LOTS/TRACTS, LEGEND
- SHEET 5 - SOUTHWEST LOTS/TRACTS, LEGEND
- SHEET 6 - DETAILS "A", "B", "C", "D", "E", "F", "G", "H", "I", AND "J, SOUTHWEST LOTS/TRACTS CONTINUATION, LEGEND
- SHEET 7 - CURVE TABLE, LINE TABLE
- SHEET 8 - SURVEYOR'S CERTIFICATE, ACKNOWLEDGMENTS, APPROVALS, DECLARATION

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL 3, PARTITION PLAT 2019-63, TOGETHER WITH TRACT "AB" OF SMITH CREEK P.U.D. NO. 4 AS PLATTED AND RECORDED IN VOLUME H48, PAGE 94, BOOK OF TOWN PLATS FOR MARION COUNTY, OREGON, INTO LOTS AND TRACTS, AND TO CREATE THE STREETS AND EASEMENTS AS SHOWN HEREON. THE BASIS OF BEARINGS USED WAS BETWEEN MONUMENTS FOUND ALONG THE SOUTHERLY RIGHT OF WAY OF HERSHBERGER AVENUE, PER THE AFOREMENTIONED SMITH CREEK P.U.D. NO. 4, AS SHOWN. THE BOUNDARY OF THIS SUBDIVISION WAS DETERMINED HOLDING RECORD DATA FROM SAID PARTITION PLAT 2019-63 TOGETHER WITH RECORD DATA AND MONUMENTS FOUND IN SAID SMITH CREEK P.U.D. NO. 4.

### PLAT NOTES

- 1) - TRACTS "AL", "AM", "AN", "AO", "AP", "AQ", "AR", "AS", "AT", "AU", "AV", "AW, "AX", "AY", "AZ", AND "BA", KNOWN AS COMMON AREAS, ARE FOR THE USE AND BENEFIT OF ALL LOTS CREATED IN THIS PLAT AND THOSE LOTS IN SMITH CREEK P.U.D. AS OUTLINED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SMITH CREEK P.U.D.
- 2) - TRACTS "AN", "AO", "AU, AND "AV" SUBJECT TO A STORM DRAINAGE EASEMENT AND SANITARY SEWER EASEMENT TO THE CITY OF WOODBURN ACROSS ENTIRE TRACTS.
- 3) - TRACTS "AQ" AND "AZ" SUBJECT TO A STORM DRAINAGE EASEMENT TO THE CITY OF WOODBURN ACROSS ENTIRE TRACTS.
- 4) - PURSUANT TO ORS 92.090(1), A CONSENT AFFIDAVIT BY STAFFORD DEVELOPMENT COMPANY, LLC, AN OREGON LIMITED LIABILITY COMPANY, ALLOWING THE USE OF THE NAME "SMITH CREEK P.U.D. NO. 7" HAS BEEN EXECUTED AND RECORDED IN REEL \_\_\_\_\_, PAGE \_\_\_\_\_, MARION COUNTY DEED RECORDS.

FSUB 21-04  
PUD 2017-01  
SUB 2017-01  
RECEIVED

FEB 06 2023

COMMUNITY DEVELOPMENT  
DEPARTMENT

RECEIVED  
JAN 30 2023

MARION COUNTY SURVEYOR

~~RECEIVED~~  
~~DEC 20 2022~~

~~MARION COUNTY SURVEYOR~~

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gregory L. Wilson*  
OREGON  
JULY 19, 1994  
GREGORY L. WILSON  
2687

EXPIRES: 6/30/2024

**BARKER  
SURVEYING**

3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 363-2469  
EMAIL: INFO@BARKERWILSON.COM



# SMITH CREEK P.U.D. NO. 7

BEING A RE-PLAT OF PARCEL 3, PARTITION PLAT NO. 2019-63  
AND TRACT "AB", SMITH CREEK P.U.D. NO. 4  
LOCATED IN THE N.E. 1/4, N.W. 1/4, AND S.W. 1/4 OF SECTION 13, T. 5 S., R. 2 W., W.M.,  
CITY OF WOODBURN, MARION COUNTY, OREGON  
NOVEMBER 29, 2022

### LEGEND:

- All monuments, found or set, are within 0.20' of ground surface unless noted otherwise.
- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
  - = Found monument (see found monument list)
  - = Found 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687" set in [1]
  - [#] = Survey Reference Number
  - ( )1 = Record equals Measured Survey Value per [1]
  - ( )2 = Record equals Measured Survey Value per [2]
  - M.C.S.R. = Marion County Survey Records
  - V. = Volume
  - P. = Page
  - B.O.T.P. = Book of Town Plats

### FOUND MONUMENT LIST:

- (A) - 5/8" iron rod with aluminum cap stamped "WILSON PLS 2687", set in M.C.S.R. 38848. Destroyed by construction and replaced with a like monument.
- (B) - 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687". Set in M.C.S.R. 38848.

### SURVEY REFERENCES:

- [1] - SMITH CREEK P.U.D. NO. 4 (V. H48, P. 94 B.O.T.P.)
- [2] - PARTITION PLAT 2019-63
- [3] - M.C.S.R. 38848

FSUB 21-04  
PUD 2017-01  
SUB 2017-01  
RECEIVED

FEB 06 2023

COMMUNITY DEVELOPMENT  
DEPARTMENT

RECEIVED  
JAN 30 2023

MARION COUNTY SURVEYOR

RECEIVED  
DEC 20 2022

MARION COUNTY SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

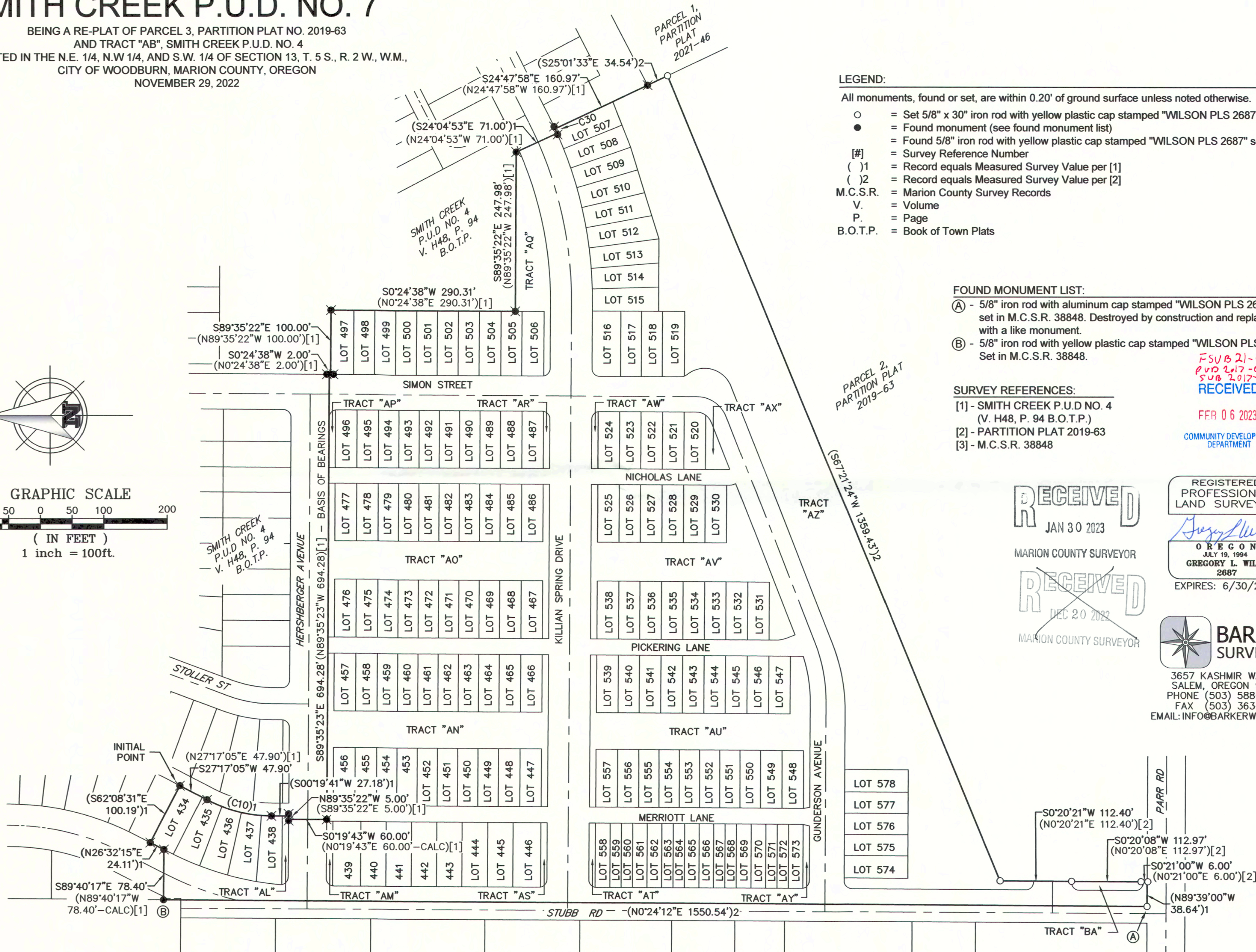
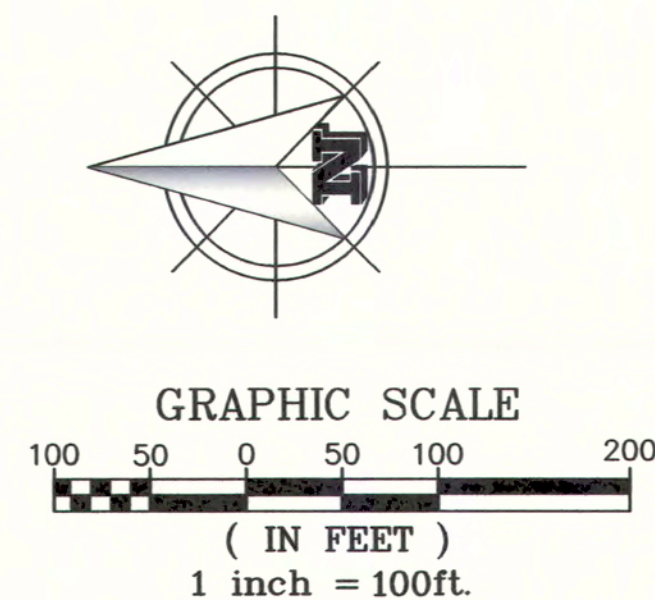
*Gregory L. Wilson*

OREGON  
JULY 19, 1994  
GREGORY L. WILSON  
2687

EXPIRES: 6/30/2024

 **BARKER  
SURVEYING**

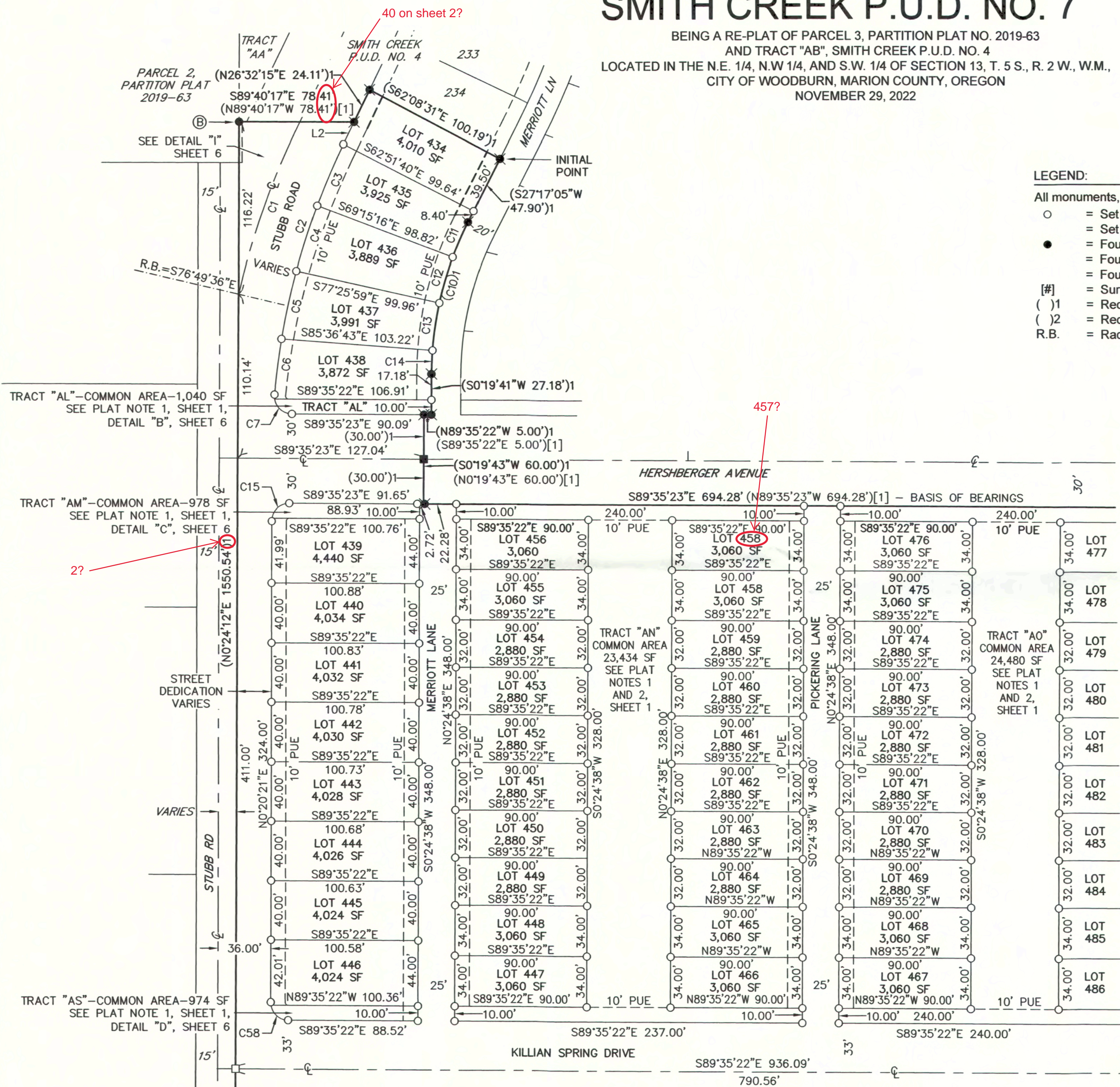
3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 363-2469  
EMAIL: INFO@BARKERWILSON.COM





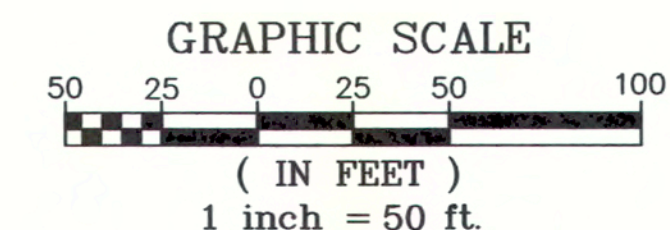
# SMITH CREEK P.U.D. NO. 7

BEING A RE-PLAT OF PARCEL 3, PARTITION PLAT NO. 2019-63  
AND TRACT "AB", SMITH CREEK P.U.D. NO. 4  
LOCATED IN THE N.E. 1/4, N.W. 1/4, AND S.W. 1/4 OF SECTION 13, T. 5 S., R. 2 W., W.M.,  
CITY OF WOODBURN, MARION COUNTY, OREGON  
NOVEMBER 29, 2022



### LEGEND:

- All monuments, found or set, are within 0.20' of ground surface unless noted otherwise.
- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
  - = Set 5/8" x 30" iron rod with aluminum cap stamped "WILSON PLS 2687"
  - = Found monument (see found monument list)
  - = Found 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687" set in [1]
  - = Found 5/8" iron rod with aluminum cap stamped "WILSON PLS 2687" set in [1]
  - [#] = Survey Reference Number
  - ( )1 = Record equals Measured Survey Data per [1]
  - ( )2 = Record equals Measured Survey Data per [2]
  - R.B. = Radial Bearing



FSUB 21-04  
PUD 2017-01  
SUB 2017-01  
RECEIVED

FEB 06 2023  
COMMUNITY DEVELOPMENT  
DEPARTMENT

RECEIVED  
JAN 30 2023

RECEIVED  
DEC 20 2022

MARION COUNTY SURVEYOR

MARION COUNTY SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**BARKER  
SURVEYING**

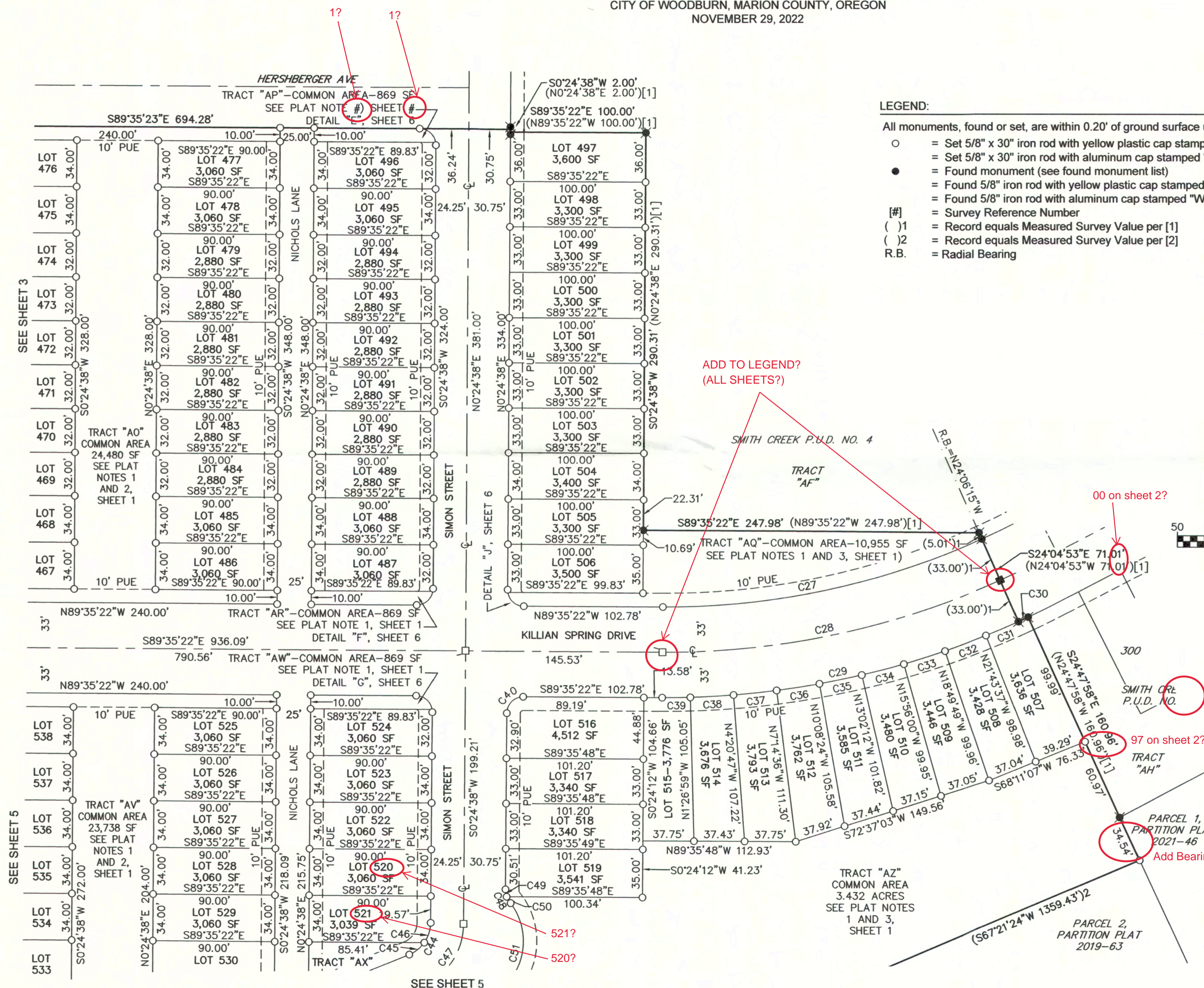
GREGORY L. WILSON  
2687  
EXPIRES: 6/30/2024

3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 363-2469  
EMAIL: INFO@BARKERWILSON.COM



# SMITH CREEK P.U.D. NO. 7

BEING A RE-PLAT OF PARCEL 3, PARTITION PLAT NO. 2019-63  
AND TRACT "AB", SMITH CREEK P.U.D. NO. 4  
LOCATED IN THE N.E. 1/4, N.W. 1/4, AND S.W. 1/4 OF SECTION 13, T. 5 S., R. 2 W., W.M.,  
CITY OF WOODBURN, MARION COUNTY, OREGON  
NOVEMBER 29, 2022



### LEGEND:

- All monuments, found or set, are within 0.20' of ground surface unless noted otherwise.
- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
- = Set 5/8" x 30" iron rod with aluminum cap stamped "WILSON PLS 2687"
- = Found monument (see found monument list)
- = Found 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687" set in [1]
- = Found 5/8" iron rod with aluminum cap stamped "WILSON PLS 2687" set in [1]
- [#] = Survey Reference Number
- ( )1 = Record equals Measured Survey Value per [1]
- ( )2 = Record equals Measured Survey Value per [2]
- R.B. = Radial Bearing

F.SUB 21-04  
P.U.D. 2017-01  
SUB 2017-01  
RECEIVED

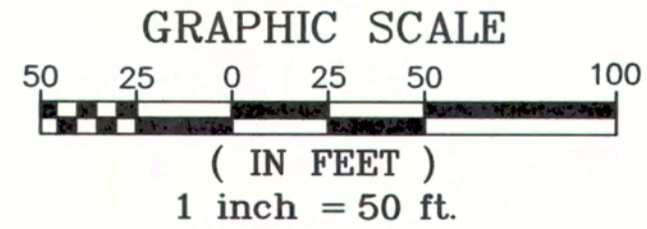
FEB 06 2023

COMMUNITY DEVELOPMENT  
DEPARTMENT



RECEIVED  
JAN 30 2023

MARION COUNTY SURVEYOR



RECEIVED  
DEC 20 2022

MARION COUNTY SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gregory L. Wilson*  
OREGON  
JULY 19, 1994  
GREGORY L. WILSON  
2687  
EXPIRES: 6/30/2024

**BARKER SURVEYING**

3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 363-2469  
EMAIL: INFO@BARKERWILSON.COM

ADD TO LEGEND?  
(ALL SHEETS?)

00 on sheet 2?

97 on sheet 2?

Add Bearing

SEE SHEET 3

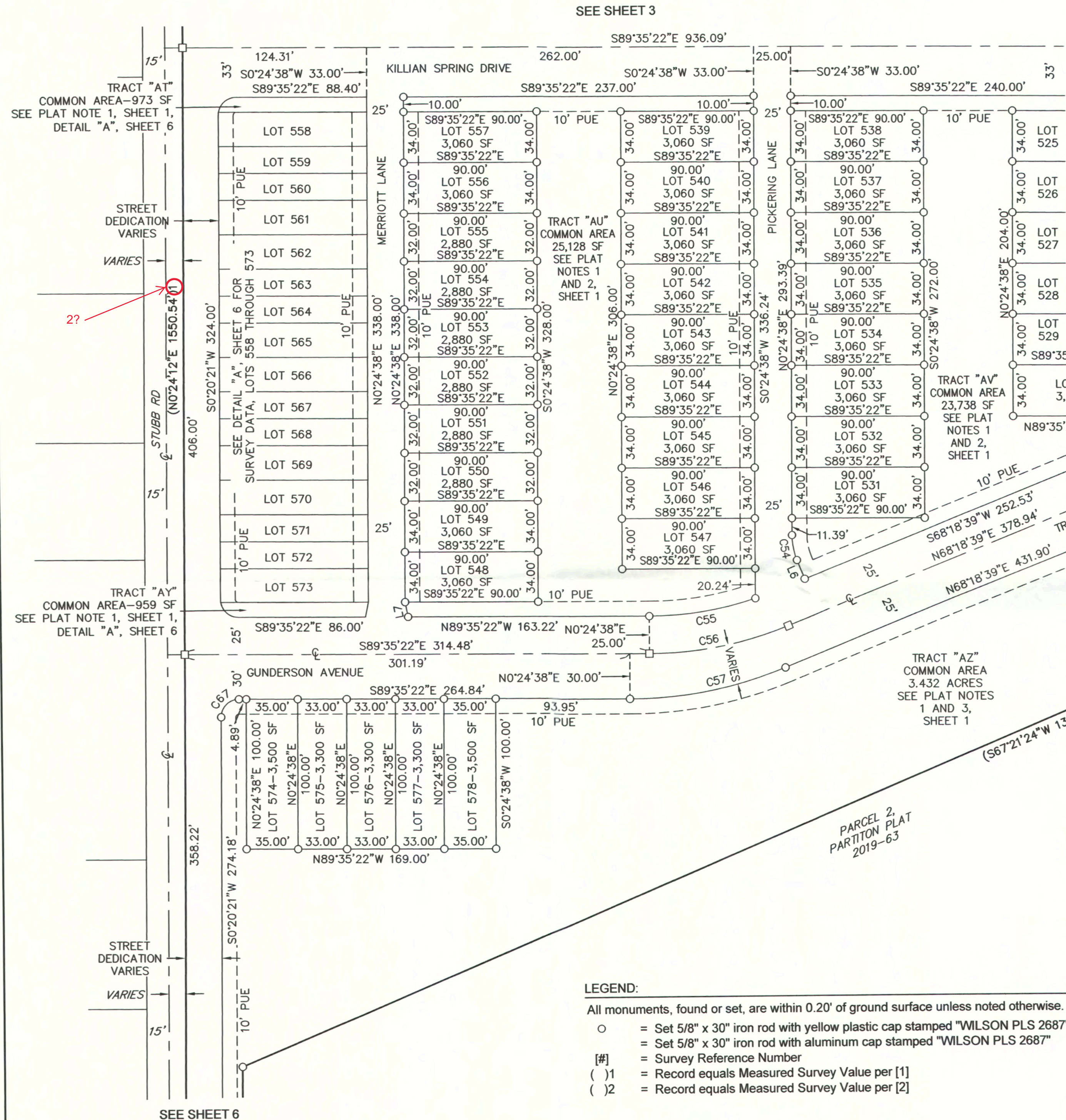
SEE SHEET 5

SEE SHEET 5



# SMITH CREEK P.U.D. NO. 7

BEING A RE-PLAT OF PARCEL 3, PARTITION PLAT NO. 2019-63  
AND TRACT "AB", SMITH CREEK P.U.D. NO. 4  
LOCATED IN THE N.E. 1/4, N.W. 1/4, AND S.W. 1/4 OF SECTION 13, T. 5 S., R. 2 W., W.M.,  
CITY OF WOODBURN, MARION COUNTY, OREGON  
NOVEMBER 29, 2022



SEE SHEET 4

SEE SHEET 6

F SUB 21-04  
PUD 2017-01  
SUB 2017-01  
RECEIVED

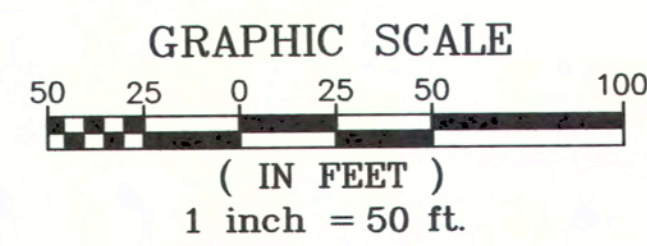
FEB 06 2023  
COMMUNITY DEVELOPMENT  
DEPARTMENT

RECEIVED  
JAN 30 2023

MARION COUNTY SURVEYOR

~~RECEIVED~~  
~~DEC 20 2022~~  
MARION COUNTY SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Gregory L. Wilson*  
OREGON  
JULY 19, 1994  
GREGORY L. WILSON  
2687  
EXPIRES: 6/30/2024



- LEGEND:
- All monuments, found or set, are within 0.20' of ground surface unless noted otherwise.
  - = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
  - = Set 5/8" x 30" iron rod with aluminum cap stamped "WILSON PLS 2687"
  - (#) = Survey Reference Number
  - ( ) 1 = Record equals Measured Survey Value per [1]
  - ( ) 2 = Record equals Measured Survey Value per [2]

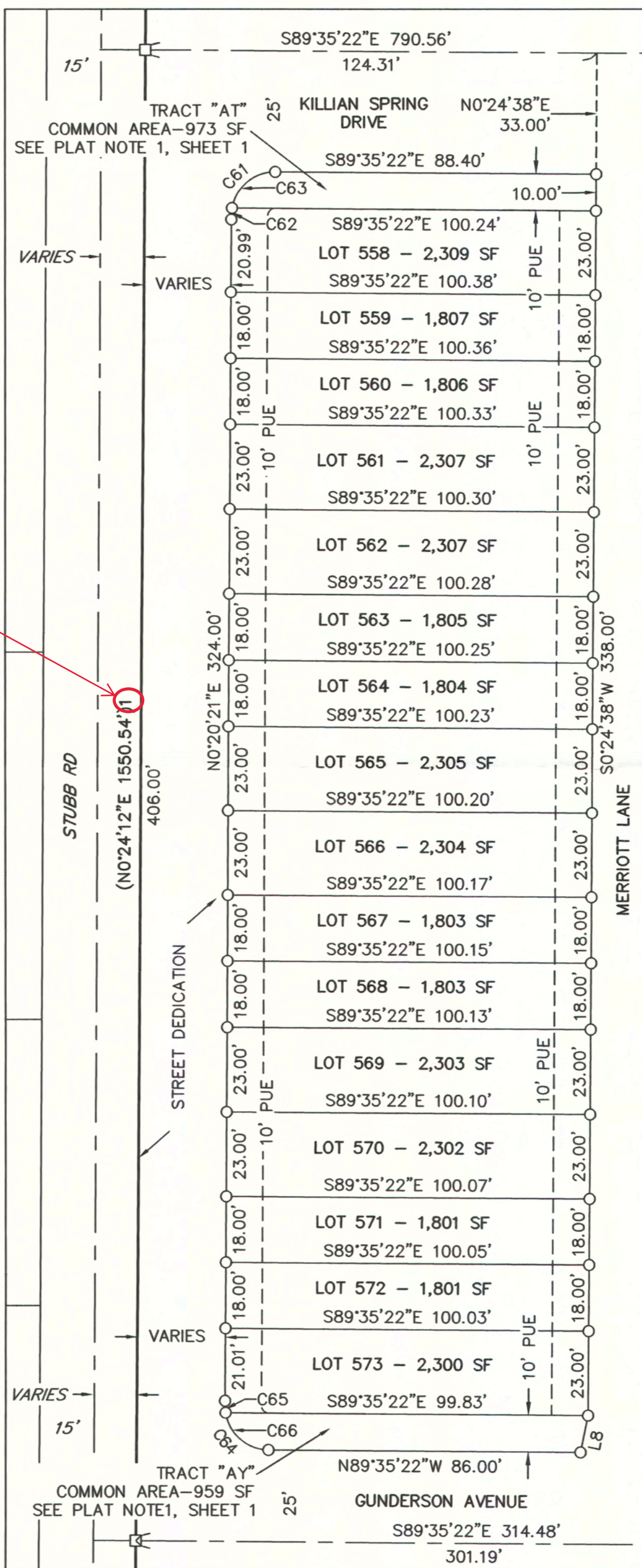
SEE SHEET 6

PARCEL 2,  
PARTITION PLAT  
2019-63

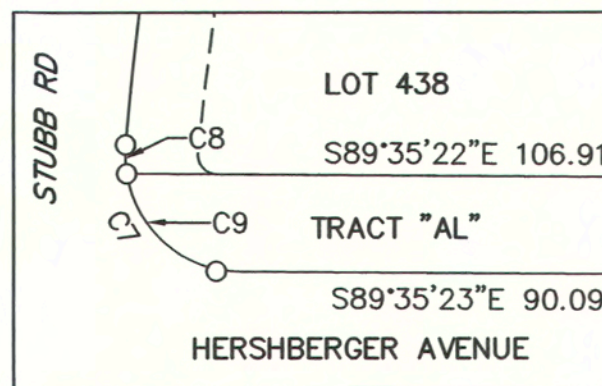


# SMITH CREEK P.U.D. NO. 7

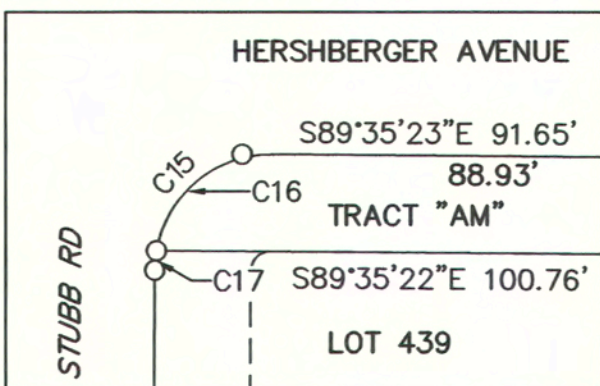
BEING A RE-PLAT OF PARCEL 3, PARTITION PLAT NO. 2019-63  
AND TRACT "AB", SMITH CREEK P.U.D. NO. 4  
LOCATED IN THE N.E. 1/4, N.W. 1/4, AND S.W. 1/4 OF SECTION 13, T. 5 S., R. 2 W., W.M.,  
CITY OF WOODBURN, MARION COUNTY, OREGON  
NOVEMBER 29, 2022



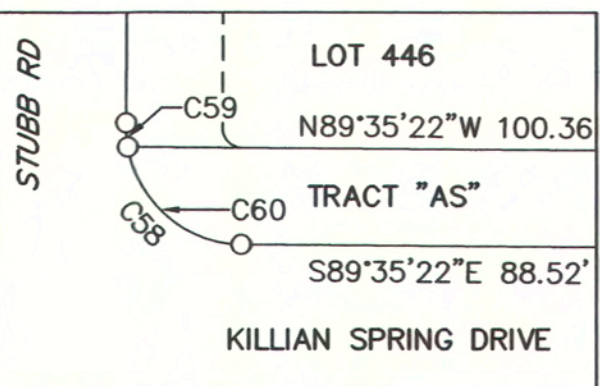
DETAIL "A" SCALE: 1" = 30'



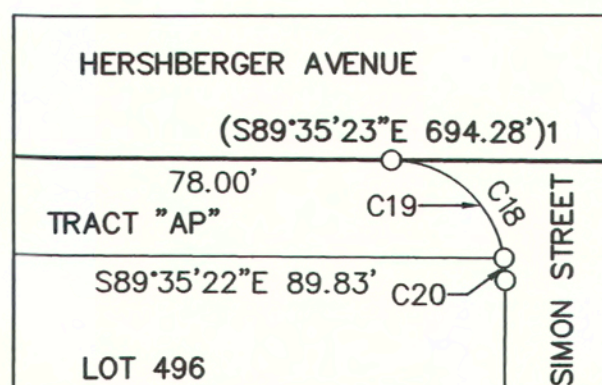
DETAIL "B" SCALE: 1" = 20'



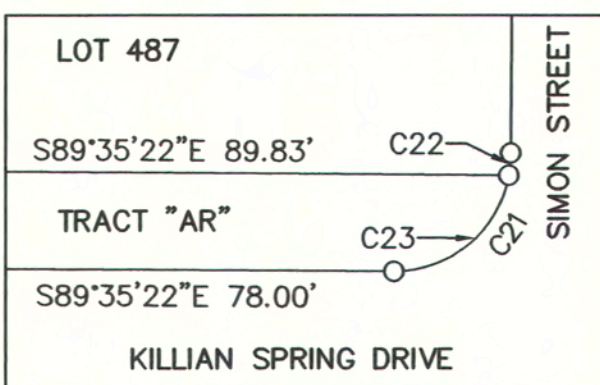
DETAIL "C" SCALE: 1" = 20'



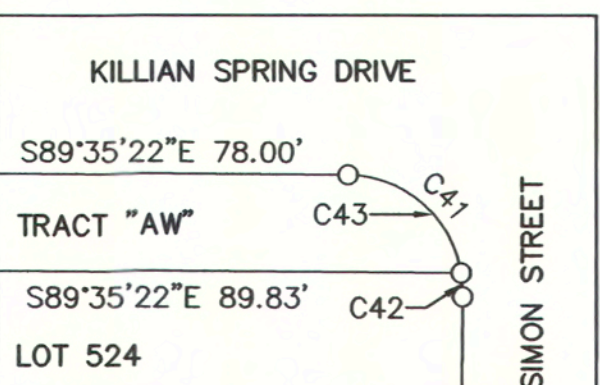
DETAIL "D" SCALE: 1" = 20'



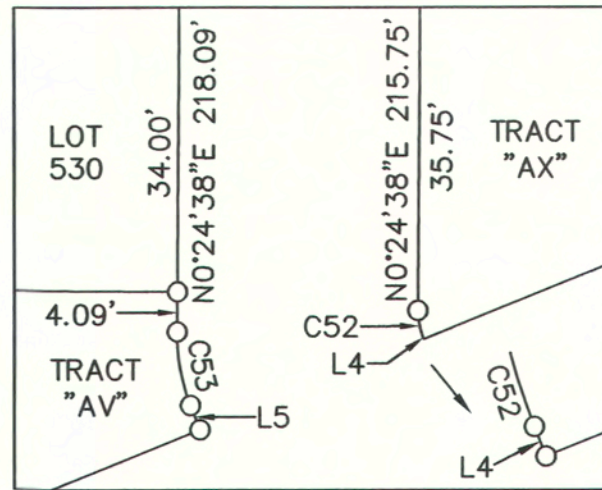
DETAIL "E" SCALE: 1" = 20'



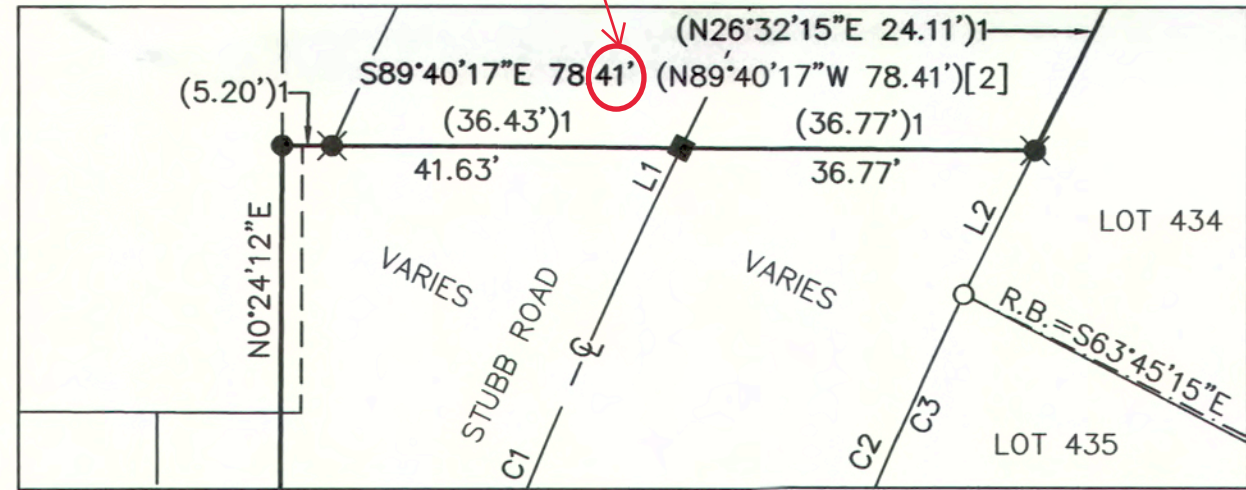
DETAIL "F" SCALE: 1" = 20'



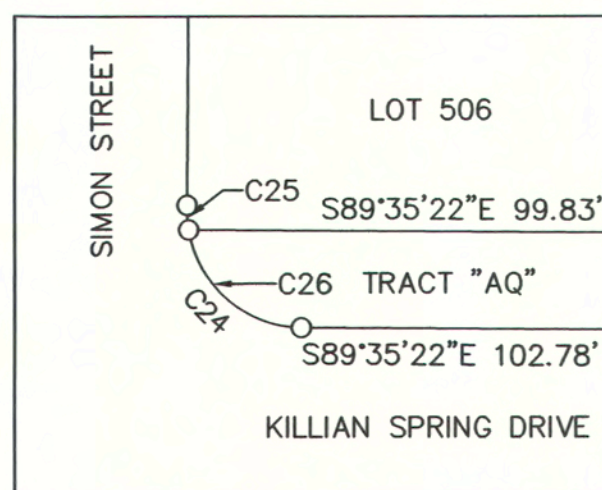
DETAIL "G" SCALE: 1" = 20'



DETAIL "H" SCALE: 1" = 20'



DETAIL "I" SCALE: 1" = 20'



DETAIL "J" SCALE: 1" = 20'

**LEGEND:**

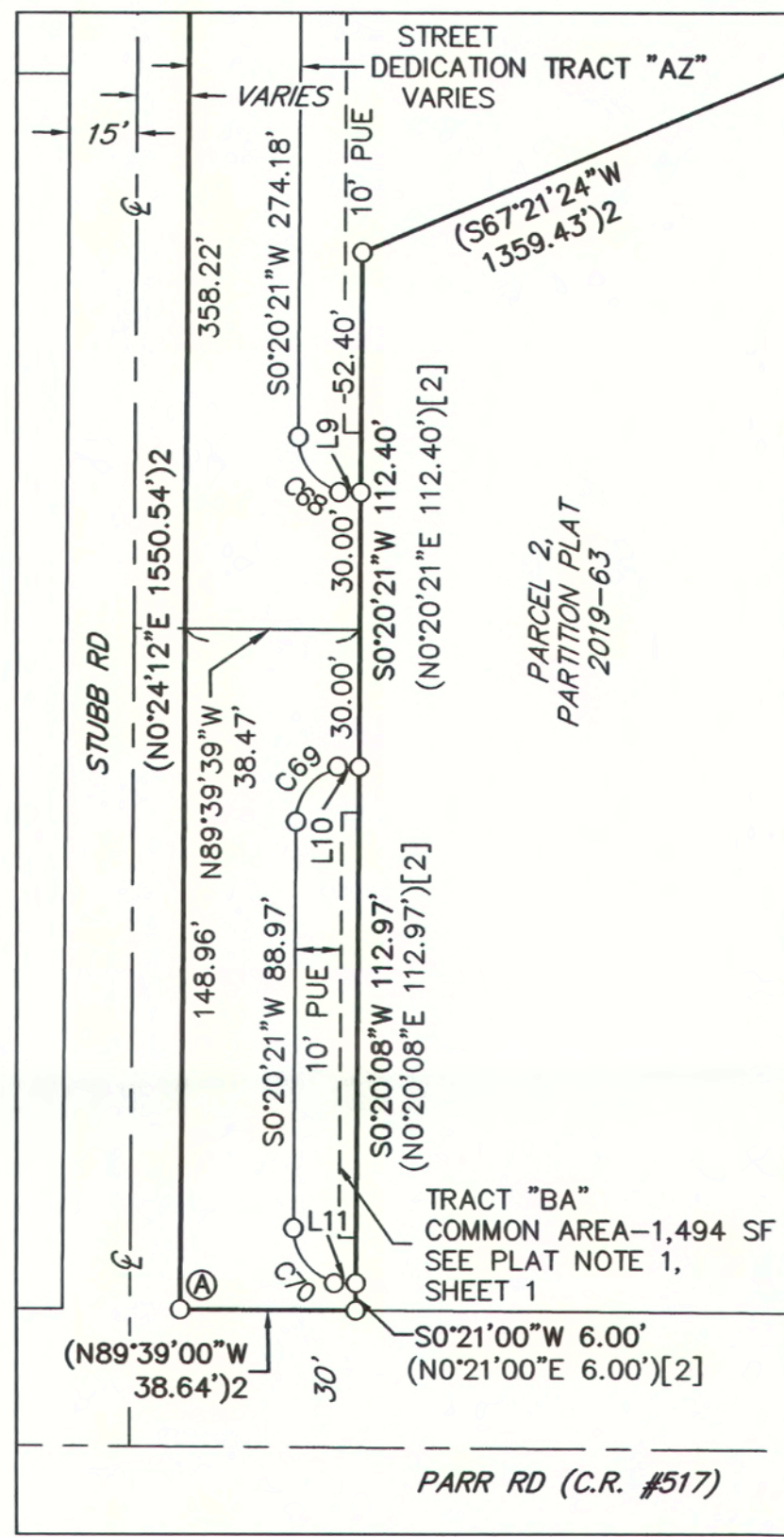
- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
- = Set 5/8" x 30" iron rod with aluminum cap stamped "WILSON PLS 2687"
- = Found 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687" set in [1]
- = Found 5/8" iron rod with aluminum cap stamped "WILSON PLS 2687" set in [1]
- [#] = Survey Reference Number
- ( )1 = Record equals Measured Survey Value per [1]
- ( )2 = Record equals Measured Survey Value per [2]
- R.B. = Radial Bearing

RECEIVED  
JAN 30 2023  
MARION COUNTY SURVEYOR

RECEIVED  
DEC 20 2022  
MARION COUNTY SURVEYOR



SEE SHEET 5



SCALE: 1" = 40' FSUBS 21-04  
PUP 2017-01  
SVS 2017-01  
FEB 06 2023

COMMUNITY DEVELOPMENT DEPARTMENT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Gregory L. Wilson*  
OREGON  
JULY 19, 1994  
GREGORY L. WILSON  
2687  
EXPIRES: 6/30/2024

**BARKER SURVEYING**  
3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 363-2469  
EMAIL: INFO@BARKERWILSON.COM



# SMITH CREEK P.U.D. NO. 7

BEING A RE-PLAT OF PARCEL 3, PARTITION PLAT NO. 2019-63  
 AND TRACT "AB", SMITH CREEK P.U.D. NO. 4  
 LOCATED IN THE N.E. 1/4, N.W 1/4, AND S.W. 1/4 OF SECTION 13, T. 5 S., R. 2 W., W.M.,  
 CITY OF WOODBURN, MARION COUNTY, OREGON  
 NOVEMBER 29, 2022

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
C1	510.00'	13°04'20"	116.36'	N19°42'34"E 116.11'
C2	477.00'	20°06'24"	175.72'	N15°42'43"E 174.73'
C3	477.00'	5°25'17"	45.13'	N23°33'17"E 45.12'
C4	477.00'	5°33'40"	46.30'	N18°03'48"E 46.28'
C5	477.00'	5°36'39"	46.71'	N12°28'39"E 46.69'
C6	477.00'	4°30'48"	37.57'	N07°24'55"E 37.56'
C7	12.00'	94°43'48"	19.84'	N42°13'29"W 17.66'
C8	12.00'	14°19'08"	3.00'	N02°01'09"W 2.99'
C9	12.00'	80°24'40"	16.84'	N49°23'03"W 15.49'
(C10)1	225.00'	26°57'24"	105.86'	S13°48'23"W 104.88'
C11	225.00'	6°32'21"	25.68'	S24°00'54"W 25.67'
C12	225.00'	8°10'43"	32.12'	S16°39'22"W 32.09'
C13	225.00'	8°10'43"	32.12'	S08°28'39"W 32.09'
C14	225.00'	4°03'36"	15.94'	S02°21'29"W 15.94'
C15	12.00'	90°04'17"	18.86'	N45°22'29"E 16.98'
C16	12.00'	80°24'03"	16.84'	N50°12'36"E 15.49'
C17	12.00'	9°40'14"	2.03'	N05°10'28"E 2.02'
C18	12.00'	90°00'00"	18.85'	S44°35'23"E 16.97'
C19	12.00'	80°24'20"	16.84'	S49°23'13"E 15.49'
C20	12.00'	9°35'44"	2.01'	S04°23'11"E 2.01'
C21	12.00'	90°00'00"	18.85'	S45°24'38"W 16.97'
C22	12.00'	9°35'39"	2.01'	S05°12'27"W 2.01'
C23	12.00'	80°24'21"	16.84'	S50°12'27"W 15.49'
C24	12.00'	90°00'00"	18.85'	N44°35'22"W 16.97'
C25	12.00'	9°35'39"	2.01'	N04°23'12"W 2.01'
C26	12.00'	80°24'21"	16.84'	N49°23'12"W 15.49'
C27	567.00'	24°31'02"	242.62'	S78°09'06"W 240.78'
C28	600.00'	24°30'57"	256.73'	S78°09'09"W 254.78'
C29	633.00'	24°30'53"	270.84'	N78°09'11"E 268.78'
C30	633.00'	0°43'05"	7.93'	N65°32'12"E 7.93'
(C30)[1]	633.00'	0°43'05"	7.93'	S65°32'12"W 7.93'
C31	633.00'	2°21'16"	26.01'	N67°04'23"E 26.01'
C32	633.00'	2°53'49"	32.00'	N69°41'55"E 32.00'
C33	633.00'	2°53'49"	32.01'	N72°35'44"E 32.00'
C34	633.00'	2°53'49"	32.01'	N75°29'33"E 32.00'
C35	633.00'	2°53'49"	32.01'	N78°23'23"E 32.00'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
C36	633.00'	2°53'50"	32.01'	N81°17'12"E 32.00'
C37	633.00'	2°53'50"	32.01'	N84°11'02"E 32.00'
C38	633.00'	2°53'50"	32.01'	N87°04'52"E 32.00'
C39	633.00'	1°52'51"	20.78'	N89°28'12"E 20.78'
C40	12.00'	90°00'00"	18.85'	N45°24'38"E 16.97'
C41	12.00'	90°00'00"	18.85'	S44°35'22"E 16.97'
C42	12.00'	9°35'39"	2.01'	S04°23'12"E 2.01'
C43	12.00'	80°24'21"	16.84'	S49°23'12"E 15.49'
C44	25.00'	67°54'02"	29.63'	S34°21'39"W 27.92'
C45	25.00'	32°38'06"	14.24'	S51°59'36"W 14.05'
C46	25.00'	35°15'56"	15.39'	S18°02'35"W 15.15'
C47	49.50'	67°54'01"	58.66'	S34°21'38"W 55.29'
C48	12.00'	40°16'15"	8.43'	N19°43'30"W 8.26'
C49	12.00'	21°59'41"	4.61'	N10°35'13"W 4.58'
C50	12.00'	18°16'33"	3.83'	N30°43'20"W 3.81'
C51	45.00'	108°10'17"	84.96'	N14°13'31"E 72.89'
C52	7.00'	22°05'58"	2.70'	N10°38'22"W 2.68'
C53	20.00'	22°05'58"	7.71'	S10°38'22"E 7.67'
C54	45.00'	22°05'58"	17.36'	N10°38'22"W 17.25'
C55	225.00'	18°36'12"	73.06'	S81°06'32"W 72.73'
C56	250.00'	22°05'58"	96.43'	S79°21'38"W 95.83'
C57	280.00'	22°05'58"	108.00'	N79°21'38"E 107.33'
C58	12.00'	89°55'43"	18.83'	N44°37'31"W 16.96'
C59	12.00'	9°31'31"	1.99'	N04°25'20"W 1.99'
C60	12.00'	80°24'12"	16.84'	N49°23'12"W 15.49'
C61	12.00'	90°04'17"	18.86'	N45°22'29"E 16.98'
C62	12.00'	9°39'56"	2.02'	N05°10'18"E 2.02'
C63	12.00'	80°24'21"	16.84'	N50°12'27"E 15.49'
C64	12.00'	89°55'43"	18.83'	N44°37'31"W 16.96'
C65	12.00'	9°31'22"	1.99'	N04°25'20"W 1.99'
C66	12.00'	80°24'21"	16.84'	N49°23'12"W 15.49'
C67	12.00'	90°04'17"	18.86'	N45°22'29"E 16.98'
C68	12.00'	90°00'00"	18.85'	N44°39'39"W 16.97'
C69	12.00'	90°00'00"	18.85'	N45°20'21"E 16.97'
C70	12.00'	89°59'21"	18.85'	N44°39'20"W 16.97'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	7.45'	N26°14'45"E
L2	16.65'	N26°30'22"E
L3	N/A	N/A
L4	0.32'	N21°41'21"W
L5	2.67'	S21°41'21"E
L6	13.79'	N21°41'21"W
L7	10.20'	N10°53'58"W
L8	10.20'	S11°43'13"W
L9	1.77'	N89°39'39"W
L10	1.77'	S89°39'39"E
L11	1.78'	N89°39'00"W

F SUB 21-04  
 PUB 2017-01  
 SUB 2017-01  
**RECEIVED**

FFR 0 6 2023

COMMUNITY DEVELOPMENT  
 DEPARTMENT

**RECEIVED**  
 JAN 30 2023  
 MARION COUNTY SURVEYOR

**RECEIVED**  
 DEC 20 2022  
 MARION COUNTY SURVEYOR

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JULY 19, 1994  
 GREGORY L. WILSON  
 2687  
 EXPIRES: 6/30/2024

 **BARKER  
 SURVEYING**  
 3657 KASHMIR WAY SE  
 SALEM, OREGON 97317  
 PHONE (503) 588-8800  
 FAX (503) 363-2469  
 EMAIL: INFO@BARKERWILSON.COM



SP22-022

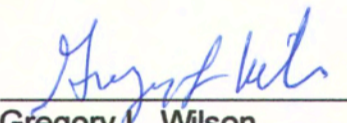
# SMITH CREEK P.U.D. NO. 7

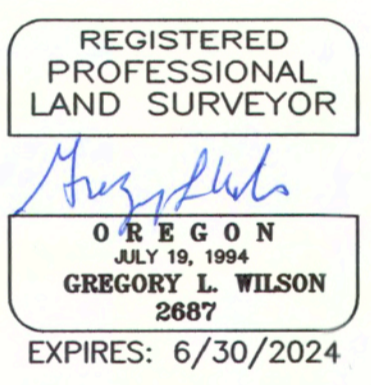
BEING A RE-PLAT OF PARCEL 3, PARTITION PLAT NO. 2019-63  
AND TRACT "AB", SMITH CREEK P.U.D. NO. 4  
LOCATED IN THE N.E. 1/4, N.W 1/4, AND S.W. 1/4 OF SECTION 13, T. 5 S., R. 2 W., W.M.,  
CITY OF WOODBURN, MARION COUNTY, OREGON  
DECEMBER 2, 2022

### 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, northwest one-quarter, and southwest 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 3, Partition Plat 2019-63, as platted and recorded in the Marion County Book of Partition Plats, containing 21.97 acres of land, more or less; TOGETHER WITH: Tract "AB", SMITH CREEK P.U.D. NO. 4 as platted and recorded in Volume H48, Page 94, Book of Town Plats for Marion County Oregon, containing 4,421 square feet of land, more or less. The Initial Point of this subdivision is marked by a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687" found at the northwesterly-most corner of said Tract "AB".

  
\_\_\_\_\_  
Gregory L. Wilson  
Registered Professional Land Surveyor No. 2687  
License expires June 30, 2024



### APPROVALS AND ACCEPTANCE OF DEDICATION:

\_\_\_\_\_  
Community Development Director, City of Woodburn Date \_\_\_\_\_  
Case Numbers PUD 2017-01, SUB 2017-01,  
EXCP 2017-03, VAR 2017-14, PP 2017-01

\_\_\_\_\_  
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 Subdivision Plat Volume \_\_\_\_\_, Page \_\_\_\_\_ was received for recording on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 LENNAR NORTHWEST INC., A Delaware corporation, 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 as shown to the public forever. We hereby grant the public easements as shown hereon. We hereby extinguish that 5 foot public utility easement adjacent to Stubb Road and that portion of the 5 foot public utility easement adjacent to Parr Rd created in Parcel 3, Partition Plat 2019-63.

In witness whereof, I set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Lennar Northwest Inc., a Delaware corporation  
By: \_\_\_\_\_  
Ryan Selby, Vice President

STATE OF WASHINGTON  
S.S.  
COUNTY OF CLARK

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, a Notary Public for said County and State, the above named Ryan Selby, as Vice President of LENNAR NORTHWEST INC., a Delaware corporation, 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 WASHINGTON

\_\_\_\_\_  
(PRINT NAME)

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

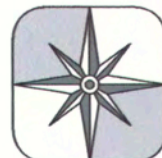
FSUB 21-04  
PUD 2017-01  
SUB 2017-01  
RECEIVED

FEB 06 2023

COMMUNITY DEVELOPMENT  
DEPARTMENT

RECEIVED  
JAN 30 2023  
MARION COUNTY SURVEYOR

~~RECEIVED~~  
DEC 20 2022  
MARION COUNTY SURVEYOR

 **BARKER SURVEYING**  
3657 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8800  
FAX (503) 363-2469  
EMAIL: INFO@BARKERWILSON.COM