



Final Decision

Type I Staff Report: Property Line Adjustment

File number(s): PLA 2019-02

Related files: ANX 2017-05, PP 2017-01, PUD 2017-01, & SUB 2017-01 (collectively known as "Smith Creek Development")

Project name: Smith Creek Development: Phases 1B, 3A, & 4A

Date of decision: March 22, 2019

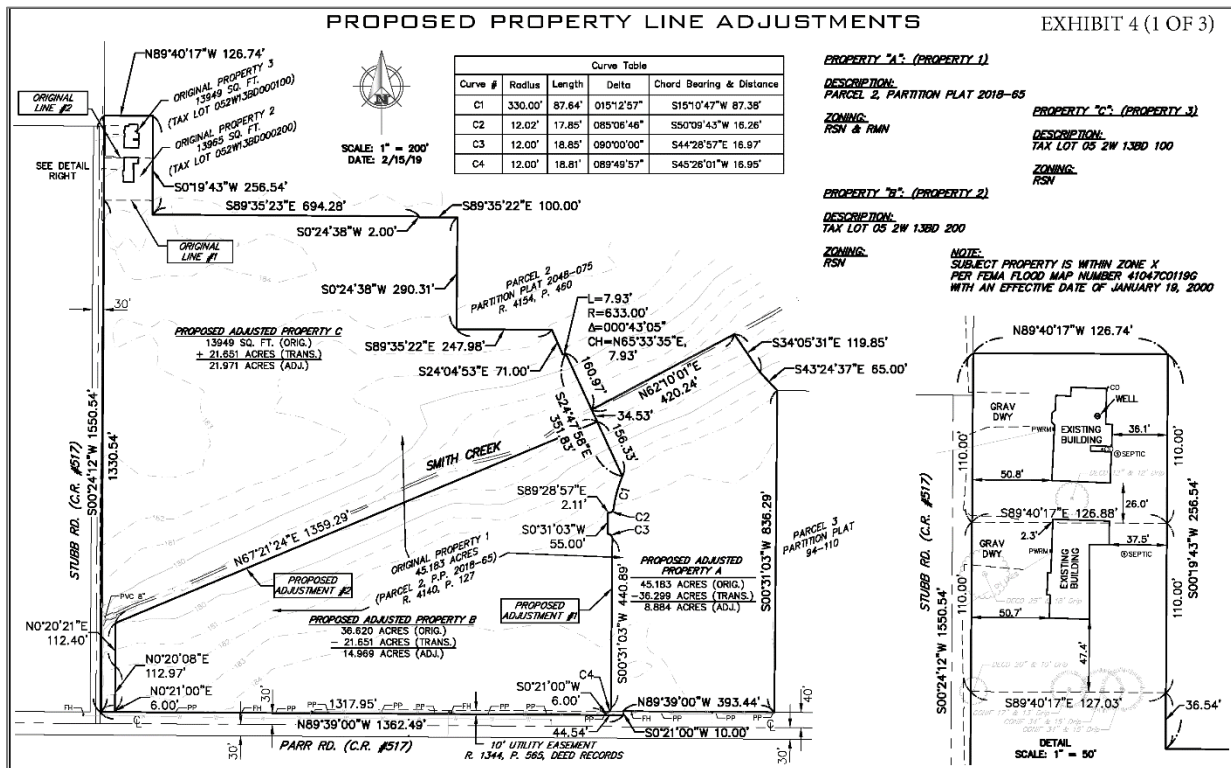
Date of mailing: March 25, 2019

Applicant: Hazel M. Smith Properties, LLC

Landowners: Hazel M. Smith Properties, LLC; Don Ivan Mametieff; & Anna Kamis

Site location: 690 Ben Brown Ln and 15198 & 15218 Stubb Rd NE

Tax Lot(s): 052W13 00105, 052W13BD00100, and 052W13BD00200



Summary:

The applicant applied for property line adjustment PLA 2019-02 in order to adjust property lines to align with the boundaries of Smith Creek Development Phases 1B, 3A, and 4A per the phasing plan (Attachment 104).

The south property line of Tax Lot 200 is adjusted to divide Parcel 2 of Partition Plat 2018-65 (Attachment 102), creating Proposed Adjusted Property A, which is identical to Phase 1B in the Phasing Plan. The south property line of Tax Lot 100 is adjusted to divide Parcel 2 of Partition Plat 2018-65, creating Proposed Adjusted Property B, which is identical to Phase 4A. The resulting Proposed Adjusted Property C is identical to Phase 3A.

<i>Tax Lot</i>	<i>Street Address</i>	<i>Ownership</i>	<i>PLA Adjusted Property</i>
052W13 00105	None; west/southwest of 690 Ben Brown Ln, a Smith family homestead address that staff uses to track the Smith Creek Development through final plat (following preliminary subdivision SUB 2017-01) and assigning of new street addresses	Hazel M. Smith Properties, LLC	A, B, and most of C
052W13BD00100	15218 Stubb Rd NE	Don Ivan Mametieff	North minority of C
052W13BD00200	15198 Stubb Rd NE	Anna Kamis	North minority of C

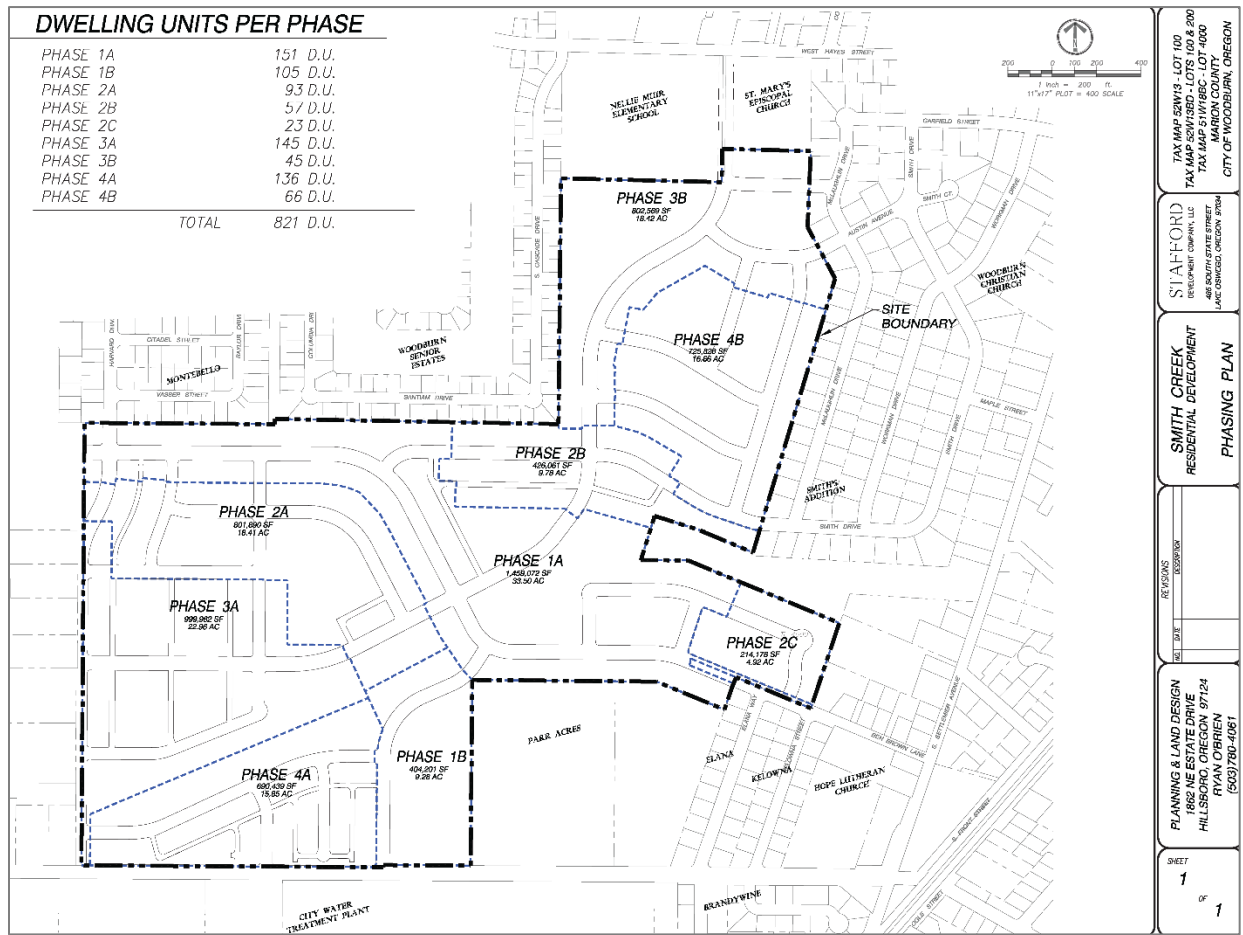
Background

The applicant through Stafford Land Company and Ordinance No. 2565 (2018) annexed territory including the subject property and obtained approval of a planned unit development (PUD), preliminary subdivision, and ancillary applications for the Smith Creek Development via the Final Order of November 14, 2018.

As part of contract purchase agreement with the landowners to purchase subareas of the territory over time, the applicant had been adjusting lot lines and partitioning under Marion County jurisdiction prior to annexation. The applicant had intended to complete the last adjustment, Marion County PLA 17-035, but annexation occurred and the County ceased review.

The applicant then applied to the City for this PLA 2019-02 and Partition (PAR) 2019-01 also related to the Smith Creek Development.

The applicant's purpose through the PLA and PAR is to adjust and create lot lines that align with the phase boundaries of the Smith Creek Development, which has nine phases as illustrated below in the excerpted Smith Creek Exhibit C-6 in blue dashed lines:



As illustrated at the top of this staff report / final decision, this PLA relates to Phases 1B, 3A and 4A.

Context

The applicant is not proposing any development or the establishment of any new land uses as part of this PAR and is yet to apply for Smith Creek Development Phase 1B, 3A, and 4A final plats following approval of SUB 2017-01.

Condition of approval PLA-2 memorializes this understanding and that this PLA in no way abrogates or supersedes the Smith Creek Final Order conditions of approval.

Introduction

The application submittal date February 15, 2019, the completeness date is February 27, 2019, and the 120th day deadline for final action per Oregon Revised Statutes (ORS) 92.105 and 227.178 would have been June 27, 2019. This review is of the drawings submitted February 15 (Attachment 101).

The subject property is approximately 45.84 acres, generally west/southwest of the dead-end of Ben Brown Lane, along the north side of Parr Road, and along the east side of Stubb Road NE.

Section references are to the [Woodburn Development Ordinance \(WDO\)](#).

Staff finds that the application meets WDO provisions or can meet them with conditions and approves it with conditions. The applicant's next steps are recordation with Marion County.

Because it is a Type I administrative approval requiring no public hearing, this staff report serves as both a property line adjustment (PLA) approval and public notice of final decision to owners of property within 250 feet of the subject property.

Conditions of Approval

PLA-1. Next Step / Recording: The applicant shall:

- a. To meet WDO 5.01.08B.5, record the approved plat with revisions per Condition PLA-3 and with Marion County with materials prepared consistent with Oregon Revised Statutes (ORS) 92 and Marion County Surveyor standards; and
- b. Do so prior to recording any of a Subdivision Final Plat Approval per WDO 5.01.06 or “Planned Unit Development (PUD), Final Plan Approval” per 5.01.07 for any of Smith Creek Development Phases 3A and 4A (SUB 2017-01).

PLA-2. Relationship to Smith Creek Development: Approval of Property Line Adjustment 2019-02 does not abrogate or supersede any conditions of approval in the Smith Creek Development Final Order of November 14, 2018 that included Preliminary Subdivision SUB 2017-01.

PLA-3. PUEs: To meet WDO 3.02.01, The applicant shall dedicate a public utility easement (PUE) five (5) feet wide minimum along each lot line abutting a public street – specifically along Stubb Road NE and along the segment of Parr Road between Stubb Road NE and the west boundary of the existing 10-foot PUE along the north side of Parr Road (Reel 1344, Page 565).

Notes to the Applicant

The following are not conditions of approval, but are important notes for the applicant to be aware of and follow for the site development as part of the permitting stage:

1. Time Limit: WDO 4.02.04B. specifies that, “A final decision on any application shall expire within three years of the date of the final decision unless: 1. a building permit to exercise the right granted by the decision has been issued; 2. the activity approved in the decision has commenced; or 3. a time extension, Section 4.02.05, has been approved.

Because unrecorded re-plats lingering indefinitely have burdened staff, Condition PLA-1 sets sooner time limits for subsection 2. to begin and finish recordation.

2. Issuing Authority: Per 5.01.06C., the Community Development Director is the signing authority for Mylar plat sheets.
3. Plat Tracker: Marion County maintains a plat tracking tool at <http://apps.co.marion.or.us/plattracker/>. Use it to check on the status of a recordation request to the County. City staff does not track County plat recordation.
4. Records: Staff suggests that the applicant and landowner retain a copy of this staff report / final decision.

Analyses & Findings:

This final decision analyzes the application materials and finds through statements how the application materials relate to and meet applicable provisions such as criteria, requirements, and standards. They confirm that a given standard is met or if not met, they call attention to it, suggest a remedy, and have a corresponding recommended condition of approval. Symbols aid locating and understanding categories of findings:

<i>Symbol</i>	<i>Category</i>	<i>Indication</i>
✓	Requirement (or guideline) met	No action needed
✗	Requirement (or guideline) not met	Correction needed
⊖	Requirement (or guideline) not applicable	No action needed
▲	<ul style="list-style-type: none"> Requirement (or guideline) met, but might become unmet because of condition applied to meet separate and related requirement that is not met Plan sheets and/or narrative inconsistent Other special circumstance benefitting from attention 	Revision needed for clear and consistent records

Land Use & Zoning

<i>Comprehensive Plan Land Use Designation</i>	Low Density Residential, Medium Density Residential
<i>Zoning District</i>	RSN, RMN
<i>Overlay District(s)</i>	None
<i>Existing Use(s)</i>	Single-family detached dwellings, agriculture

The lot is a legal lot of record: Partition Plat 2018-65, Parcel 2 (see Attachment 102).

The applicable provisions appear in bold below.

Property Line Adjustment Provisions

2.02 Residential Zones

The proposal adjusts property lines of three lots to align with the boundaries of Smith Creek Development Phases 1B, 3A, and 4A. The south property line of Tax Lot 200 is adjusted to divide Parcel 2 of Partition Plat 2018-65 (Attachment 102), creating Proposed Adjusted Property A (8.88 acres), which is identical to Phase 1B in the Phasing Plan. The south property line of Tax Lot 100 is adjusted to divide Parcel 2 of Partition Plat 2018-65, creating Proposed Adjusted Property B (14.97 acres), which is identical to Phase 4A. The resulting Proposed Adjusted Property C (21.97 acres) is identical to Phase 3A.

A portion of Proposed Adjusted Property C is zoned Nodal Residential Single-Family (RSN) and contains two existing single-family homes (15198 & 15218 Stubb Rd NE) in the RSN zone. Table 2.02C describes site development standards for the RSN zone.

Nodal Residential Single-Family (RSN) - Site Development Standards

Table 2.02C

Lot Area, Minimum (square feet)	Standard lot	Interior or cul-de-sac lot	6,000¹
Lot Width, Minimum (feet)	Standard lot	Interior or cul-de-sac lot	50
Lot Depth, Average (feet)	Standard lot		90
Standard lot Residential Density, Minimum (units per net acre)			5.2
Street Frontage, Minimum (feet)	Standard lot	Interior or cul-de-sac lot	40
Front Setback and Setback Abutting a Street, Minimum (feet)			20^{3,4}
Front Porch Setback, Maximum (feet)			10
Side Setback, Minimum (feet)			5^{7,8}
Rear Setback, Average (feet)	Primary structure		20 or 0^{5,7,10}
	Accessory structure		5
Setback to a Private Access Easement, Minimum (feet)			5
Lot Coverage, Maximum (percent)	Primary building height 16 feet or less		40⁹
	Primary building height more than 16 feet		35⁹
	Accessory structure		25 of rear yard^{6,9,11}
Building Height, Maximum (feet)	Primary structure		35
	Features not used for habitation		70
	Accessory structure		15¹¹

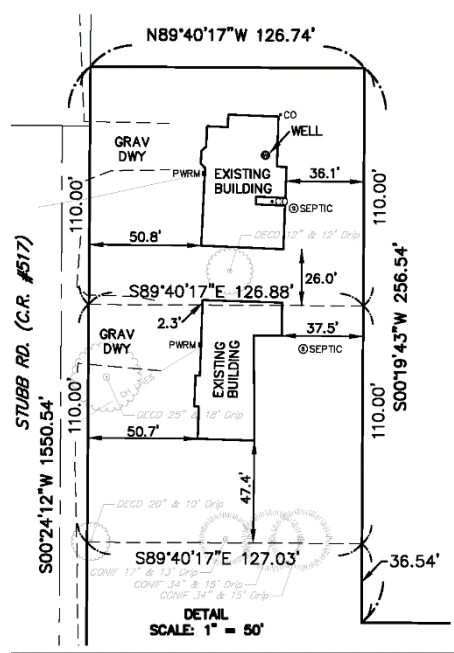
1. Flag lots are not allowed in the RSN zone.
3. Measured from the Special Setback (Section 3.03.02), if any
4. Infill lots between developed lots: average of abutting residential buildings, plus or minus 5 feet, but not less than 10 feet
5. With a maximum deviation of five feet from the setback standard
6. Accessory structures are included in the total lot coverage.
7. A house of worship shall be set back at least 20 feet from a property line abutting a residential zone or use.
9. Lot coverage limitations determined by setbacks for small lot and row house development
10. Garages have a 20 ft or 0 ft setback
11. Accessory Dwelling Units are subject to specific development standards (see Section 2.07, Special Uses)

Proposed Adjusted Properties A and B, along with the rest of Proposed Adjusted Property C, are zoned Nodal Multi-Family Residential (RMN). Table 2.02F describes site development standards for the RMN zone.

Nodal Medium Density Residential (RMN) - Site Development Standards					
Table 2.02F					
Lot Area, Minimum (square feet)	Any other use				Not specified⁷
Lot Width, Minimum (feet)	Any other use				Not specified⁷
Lot Depth, Average (feet)	Any other use				Not specified⁷
Street Frontage, Minimum (feet)	Any other use				200
Residential Density (units per net acre)	Minimum		Any other use		Not specified⁷
	Maximum		Any other use		Not specified⁷
Front Setback and Setback Abutting a Street, Minimum (feet)	Any other use		Abutting commercial or industrial zone, or collector or arterial street		20⁴
Front Setback and Setback Abutting a Street, Maximum (feet)	Any other use				Not specified
Side Setback, Minimum (feet)	All other uses	Abutting RS, RM, or P/SP zone, or an existing single-family, duplex, or multiple-family dwelling	Building height (feet)	16 or less	24
				more than 16 and less than 28	30
				28 or more	36
	Accessory structure				Same as primary
Rear Setback, Minimum (feet)	Any other use				Same as side
	Accessory structure				5
Setback to a Private Access Easement, Minimum (feet)					5
Lot Coverage, Maximum (percent)	Any other use				Not specified^{7, 10}
Building Height, Maximum (feet)	Primary structure				45
	Features not used for habitation				70
	Accessory structure				15¹²

- 4. Measured from the Special Setback (Section 3.03.02), if any
- 7. The minimum lot dimensions, maximum density, and maximum lot coverage are determined by setbacks, off-street parking, and landscaping requirements.
- 10. Lot coverage limitations determined by setbacks for small lot and row house development
- 12. Accessory Dwelling Units are subject to specific development standards (see Section 2.07, Special Uses)

The existing single-family houses on Proposed Adjusted Property C remain in conformity with the site development standards of Table 2.02F. Conformance with setbacks is specifically illustrated in the excerpted image of the PLA drawing (Attachment 101) below:



Each adjusted property exceeds the lot area, width, depth, and street frontage standards for the relevant table. Because no corollary development is proposed with this PLA, the remaining density, setback, lot coverage, and building height standards are not applicable.

✓ The provisions are met.

3.01.01 Applicability

- A. Right-of-way standards apply to all public streets.
- B. Improvement standards apply to all public and private streets, sidewalks and bikeways.
- C. Functional standards are identified in the Woodburn TSP.
- D. This applies to all development, and is not limited to partitions, subdivisions, multi-family, commercial or industrial construction, or establishment of a manufactured dwelling or recreational vehicle park. Construction of a single-family dwelling or placement of a manufactured dwelling does not, for the purposes of this Section, constitute development, however, in no case can this type of development occur without minimal access as determined by the Director.

1.02 Definitions

Development: A building or grading operation, making a material change in the use or appearance of a structure or land, dividing land into two or more parcels, partitioning or subdividing land, or the creation or termination of an access right.

Because the proposal is a property line adjustment and so does not match any of the items within the above definition of “development”, the frontage/public/street improvement provisions are not applicable. For this reason, there are no conditions of approval similar to PAR 2019-01 Condition PAR-4 that addresses and secures frontage/public/street improvements were the Smith Creek Development Final Order of November 14, 2018 to expire without development of required such improvements.

— The provision is not applicable.

3.02.01 Public Utility Easements

A. The Director shall require dedication of specific easements for the construction and maintenance of municipal water, sewerage and storm drainage facilities located on private property.

B. A five-foot wide public utility easement shall be dedicated along each lot line abutting a public street.

C. As a condition of approval for development, including property line adjustments, partitions, subdivisions, design reviews, or Planned Unit Developments (PUDs), the Director may require dedication of public utility easements.

The proposed PLA (Exhibit 4; Attachment 101) illustrates and notes via Note 6 an existing 10-foot public utility easement (PUE; Reel 1344, Page 565) along the easterly segment of the north side of Parr Road.

However, additional PUEs are needed.

The applicant needs to dedicate a PUE five (5) feet wide minimum along each lot line abutting a public street – specifically along Stubb Road NE and along the segment of Parr Road between Stubb Road NE and the west boundary of the existing 10-foot PUE.

Staff confirms that upon Smith Creek Phase 3A and 4A final plats and through Design Review (DR) for Phase 1B that the developer would modify PUEs.

▲ The provisions are met with *Condition PLA-3*.

3.02.03 Street Lighting

A. Public Streets

Public streets abutting a development shall be illuminated with street lights installed to the standards of the City and the electric utility.

As examined for 3.01, because the proposal is not “development”, street lighting provisions are not applicable.

- ⊖ The provision is not applicable.

3.02.04 Underground Utilities

All permanent utility service to and within a development shall be underground, except where overhead high-voltage (35,000 volts or more) electric facilities exist.

Because no development or redevelopment of electric power lines is proposed, the provision is not applicable.

- ⊖ The provision is not applicable.

3.04.01A. Street Access

Every lot shall have:

- 1. Direct access to an abutting public street, or**
- 2. Access to a public street by means of an access easement and maintenance agreement to the satisfaction of the Director, and revocable only with the concurrence of the Director.**

Because proposed Adjusted Property A (Phase 1B) has street frontage along Parr Road, Proposed Adjusted Property B (Phase 4A) has street frontage along Parr Road, and Proposed Adjusted Property C (Phase 3A) has street frontage along a small segment of Parr Road and all of Stubb Road NE, all three lots retain direct access to abutting public streets.

- ✓ The provision is met.

3.08.01 Requirements

All partitions and subdivisions shall comply with the standards of ORS Chapter 92 and the Woodburn Development Ordinance.

The text does not address property line adjustments, and this final decision does not address the requirements of Oregon Revised Statutes (ORS) 92 separately, because they are addressed through the review of WDO sections or addressed by the applicant either as part of the property line adjustment or upon development applications. This decision establishes compliance or non-compliance with applicable WDO provisions. However, for clarity for future staff, staff cites two statutory provisions relating to preliminary land divisions about (1) what regulations apply as time passes and (2) when a decision expires:

“92.040 Application for approval of subdivision or partition; tentative plan; applicability of local government laws. ...

(2) After September 9, 1995, when a local government makes a decision on a land use application for a subdivision inside an urban growth boundary, only those local government laws implemented under an acknowledged comprehensive plan that are in effect at the time of application shall govern subsequent construction on the property unless the applicant elects otherwise.

(3) A local government may establish a time period during which decisions on land use applications under subsection (2) of this section apply. However, in no event shall the time period exceed 10

years, whether or not a time period is established by the local government. [Amended by 1955 c.756 §7; 1973 c.696 §7; 1983 c.826 §8; 1989 c.772 §5; 1995 c.812 §9; 2005 c.22 §71]"

Items (2) and (3) are not applicable because the proposal is for property line adjustment, not subdivision. In any case, regarding (3), WDO 4.02.04B establishes such a time period, which does not exceed 10 years.

Incidentally, the Smith Creek Development Condition SUB-1 establishes a platting schedule, quoted below. The Council approval date of the final order was November 14, 2018.

SUB-1. Expiration: The schedule in the table below allows for a due date more than three (3) years past the Council approval date:

Phase	Subdivision Final Plat	Recordation with Marion County
	Application to the City	
1A	Same as WDO 4.02.04B.2., specifically, application to the City for final plat	Same as WDO 5.01.06C.1. (within 30 calendar days of the Director's signature on the plat mylar)
1B	n/a because no subdivision proposed	
2A	four (4) years past approval of the preliminary subdivision as dated in the final decision document	
2B	four (4) years past	
2C	seven (7) years past	
3A	five (5) years past	
3B	five (5) years past	
4A	seven (7) years past	
4B	seven (7) years past	

To prevent this PLA from complicating the Smith Creek Development preliminary subdivision, staff applies a condition of approval.

The applicant needs to record a final plat for this PAR prior to recording any of the Smith Creek Development Phase 3A and 4A final plats.

▲ The provisions are met with *Condition PLA-1b*.

5.01.08 Property Line Adjustment; Consolidation of Lots

A. Purpose: The purpose of this review is to ensure that adjustments to property lines or the consolidation of existing lots and parcels, complies with the standards of this ordinance (Section 2), and State Statutes (ORS Chapters 92 and 209). Property line adjustments and consolidation of lots are allowed in all zones.

B. Criteria:

1. Lot area, depth, width, frontage, building setbacks, vehicular access and lot coverage comply with the standards of this ordinance (Sections 2 and 3);
2. Existing easements are accurately reflected;

3. Existing land use and development on the subject property comply with the requirements of prior land use actions; and

4. Buildings and structures abutting the adjusted property lines comply with State building codes and with respect to current occupancy.

5. Property line adjustments are surveyed and monumented to the requirements set forth in State statutes (ORS Chapters 92 and 209) and recorded by the County Surveyor.

C. Procedure: The Director shall review and approve the application when it is found that it meets this Ordinance and the State Building Codes.

This final decision does not address the requirements of ORS [92](#) Subdivisions and Partitions and [209](#) County Surveyors separately, because they are addressed through the review of WDO sections or addressed by the applicant either as part of the property line adjustment or upon development applications. This decision establishes compliance or non-compliance with applicable WDO provisions.

Regarding B.1., staff examined above for Sections 2 and 3 and found all proposed adjusted lots to be in compliance with the relevant standards.

Regarding B.2., the PLA drawing accurately reflects existing easements to the satisfaction of the City Engineer.

Regarding B.3., the PLA is of three lots and in order to align with the boundaries of Smith Creek Development Phases 1B, 3A, and 4A (Final Order November 14, 2018). Annexation led the consolidated package of land use applications related to the Smith Creek Development and so far constitutes the City land use history for the territory including the subject property. Staff applies *Condition PLA-2* to memorialize this understanding and that this PLA in no way abrogates or supersedes the Smith Creek Final Order conditions of approval.

Regarding B.4., Tax Lots 100 and 200 each have an existing single-family house however, as examined for 2.02, the proposed Property Line Adjustment will not bring either structure into nonconformity with setbacks. Because WDO setbacks are generally more demanding than those of the building code, the provision is met.

Regarding B.5., the PLA drawing appears to illustrate that which conforms with statute and the County surveyor would accept. Because the criterion refers to an action (recordation through the Marion County surveyor) which can happen only after the City approves the PLA, the criterion is less a criterion than a provision that approval is not vested unless the applicant successfully records a City-approved PLA. Staff applies *Condition PLA-1* to make this clear and – based on what has happened with several other PLAs, partitions, and adjustments in recent years – to reduce the likelihood of a re-plat approved by the City but unrecorded by the applicant from lingering indefinitely.

▲ The provisions are met with *Condition PLA-1* and *Condition PLA-2*.

Conclusion

Staff finds that the application meets WDO provisions or can meet them with conditions and approves it with conditions.

Submitted by:



Dan Handel, Associate Planner

Affirmed,



Colin Cortes, AICP, CNU-A, Senior Planner

Attachments:

101. Proposed Property Line Adjustments (Exhibit 4; 3 sheets)
102. Partition Plat No. 2018-65
- 103a. Marked Tax Map 05 2W 13
- 103b. Marked Tax Map 05 2W 13BD
104. Smith Creek Development Exhibit C-6 Phasing Plan

Expiration: Per WDO 4.02.04B., a final decision expires within three years of the date of the final decision unless:

1. A building permit to exercise the right granted by the decision has been issued;
2. The activity approved in the decision has commenced; or
3. A time extension, Section 4.02.05, has been approved.

Appeals: Per WDO 4.01.11E., the decision is final unless appealed pursuant to Oregon Revised Statutes (ORS), state administrative rules, and WDO [4.02.01](#). The appeal due date is twelve (12) days from the mailing date of this notice per 4.02.01B.1. A valid appeal must meet the requirements of 4.02.01.

Any person who is adversely affected or aggrieved or who is entitled to written notice of the decision may appeal the decision. The decision will not become final until the period for filing an appeal to the City Council has expired, and it cannot be appealed directly to the Oregon Land Use Board of Appeals (LUBA). This document is a copy of the decision. A copy of the decision is also available for inspection at no cost, and the City would provide a copy at reasonable cost at the Community Development Department, City Hall, 270 Montgomery Street, Woodburn, OR 97071 during normal business hours. For questions or additional information, contact Vicki Spitznogle, Administrative Assistant, at (503) 982-5246 or vicki.spitznogle@ci.woodburn.or.us.

PROPOSED PROPERTY LINE ADJUSTMENTS

EXHIBIT 4 (1 OF 3)



SCALE: 1" = 200'
DATE: 2/15/19

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing & Distance
C1	330.00'	87.64'	015°12'57"	S15°10'47"W 87.38'
C2	12.02'	17.85'	085°06'46"	S50°09'43"W 16.26'
C3	12.00'	18.85'	090°00'00"	S44°28'57"E 16.97'
C4	12.00'	18.81'	089°49'57"	S45°26'01"W 16.95'

PROPERTY "A": (PROPERTY 1)

DESCRIPTION:
PARCEL 2, PARTITION PLAT 2018-65

ZONING:
RSN & RMN

PROPERTY "C": (PROPERTY 3)

DESCRIPTION:
TAX LOT 05 2W 13BD 100

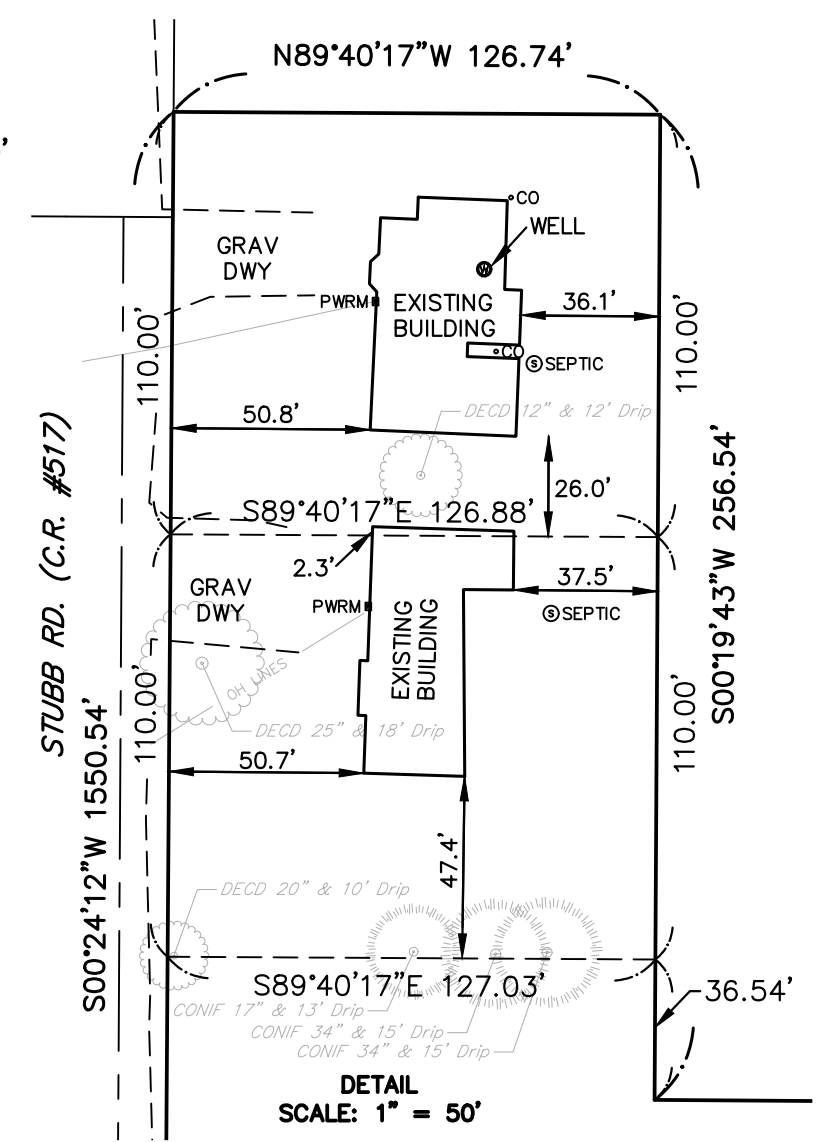
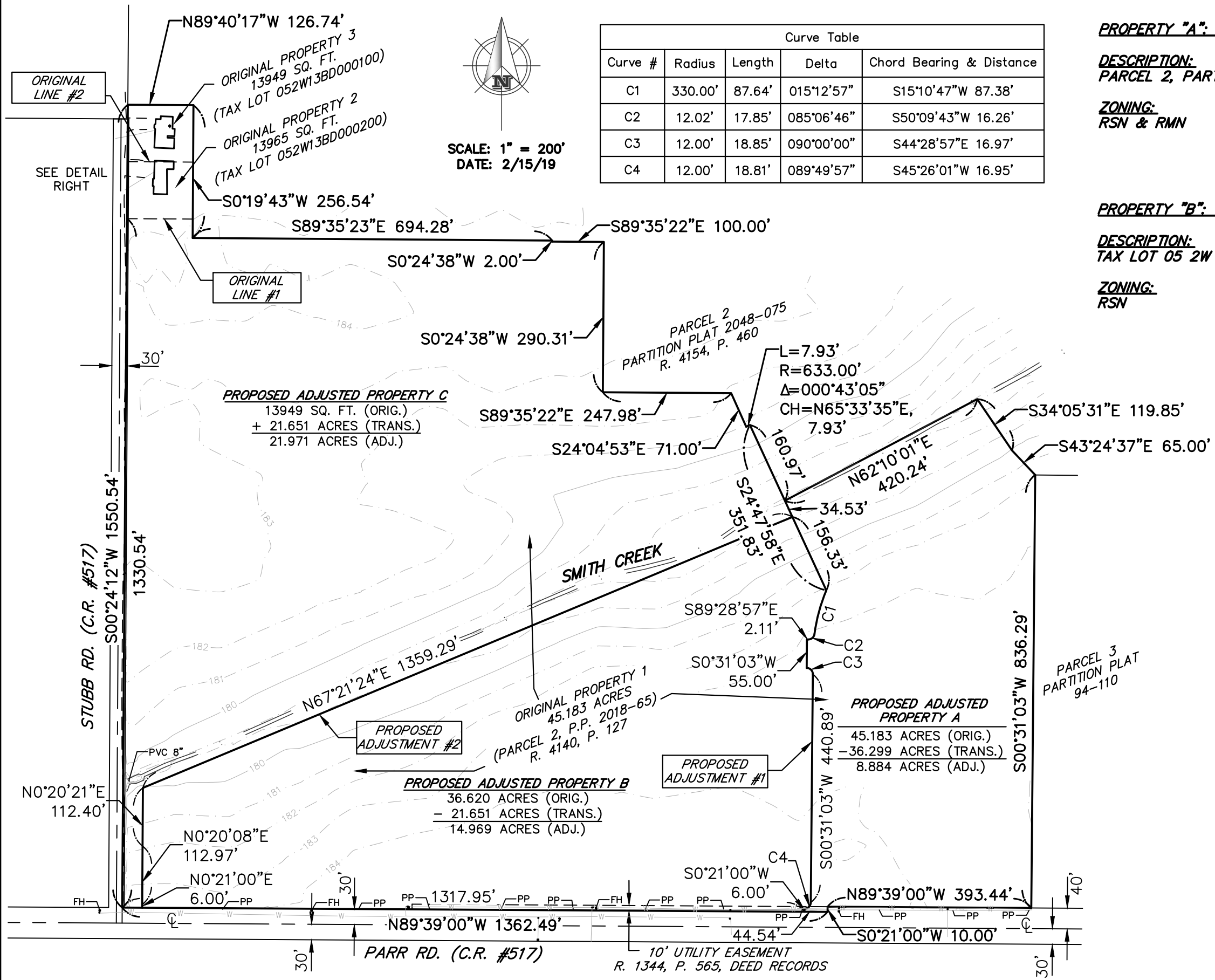
ZONING:
RSN

PROPERTY "B": (PROPERTY 2)

DESCRIPTION:
TAX LOT 05 2W 13BD 200

ZONING:
RSN

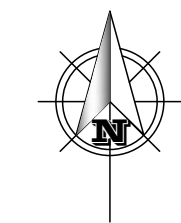
NOTE:
SUBJECT PROPERTY IS WITHIN ZONE X
PER FEMA FLOOD MAP NUMBER 41047C0119G
WITH AN EFFECTIVE DATE OF JANUARY 19, 2000



PROPOSED PROPERTY LINE ADJUSTMENTS (1 OF 2)

EXHIBIT 4 (2 OF 3)

NOTE:
 SUBJECT PROPERTY IS WITHIN ZONE X
 PER FEMA FLOOD MAP NUMBER 41047C0119G
 WITH AN EFFECTIVE DATE OF JANUARY 19, 2000



SCALE: 1" = 200'
 DATE: 2/15/19

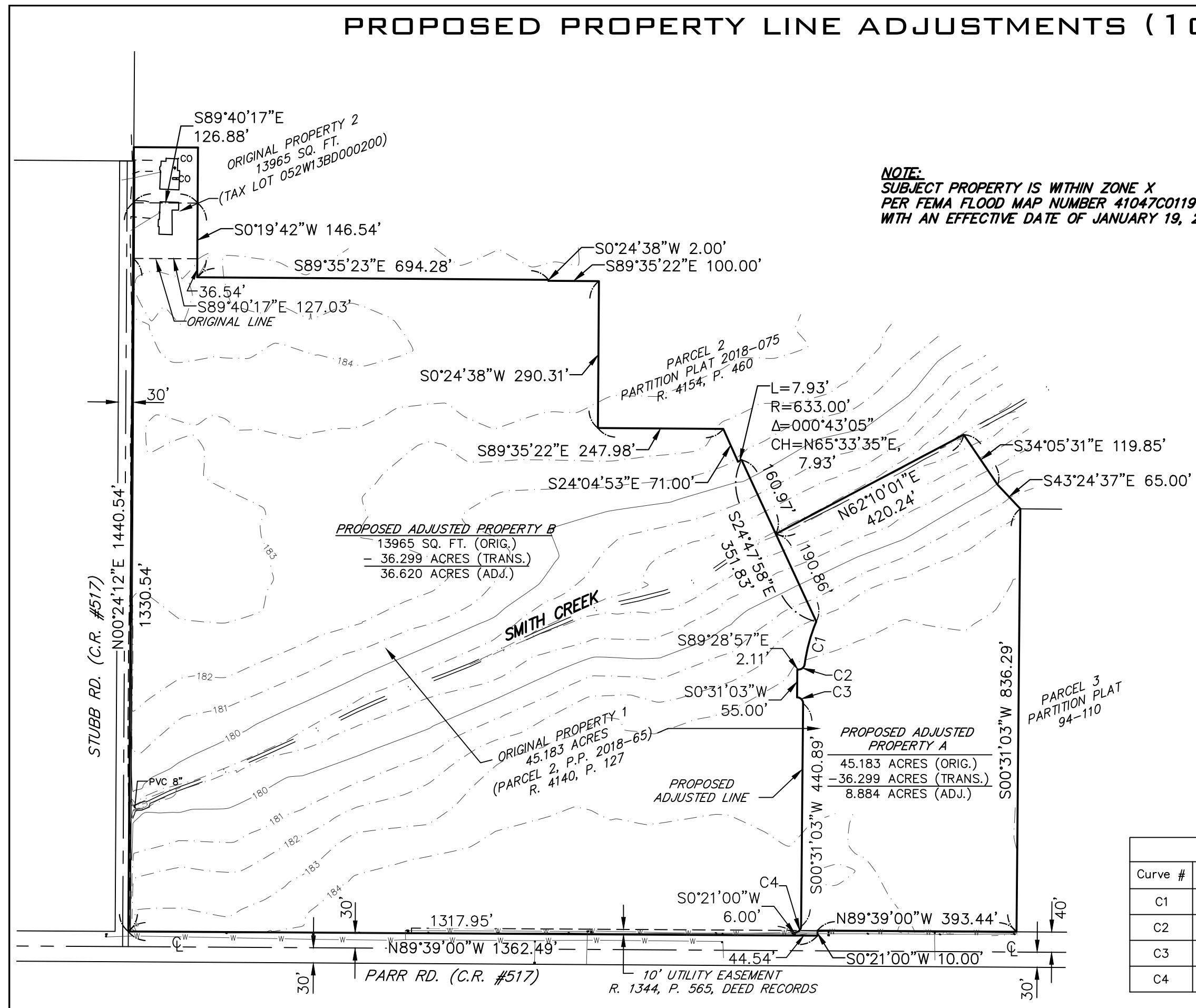
PROPOSED ADJUSTED PROPERTY B
 13965 SQ. FT. (ORIG.)
 - 36.299 ACRES (TRANS.)
 36.620 ACRES (ADJ.)

PROPOSED ADJUSTED PROPERTY A
 45.183 ACRES (ORIG.)
 - 36.299 ACRES (TRANS.)
 8.884 ACRES (ADJ.)

ORIGINAL PROPERTY 1
 45.183 ACRES
 (PARCEL 2, P.P. 2018-65)
 R. 4140, P. 127

PARCEL 2
 PARTITION PLAT 2018-075
 R. 4154, P. 460

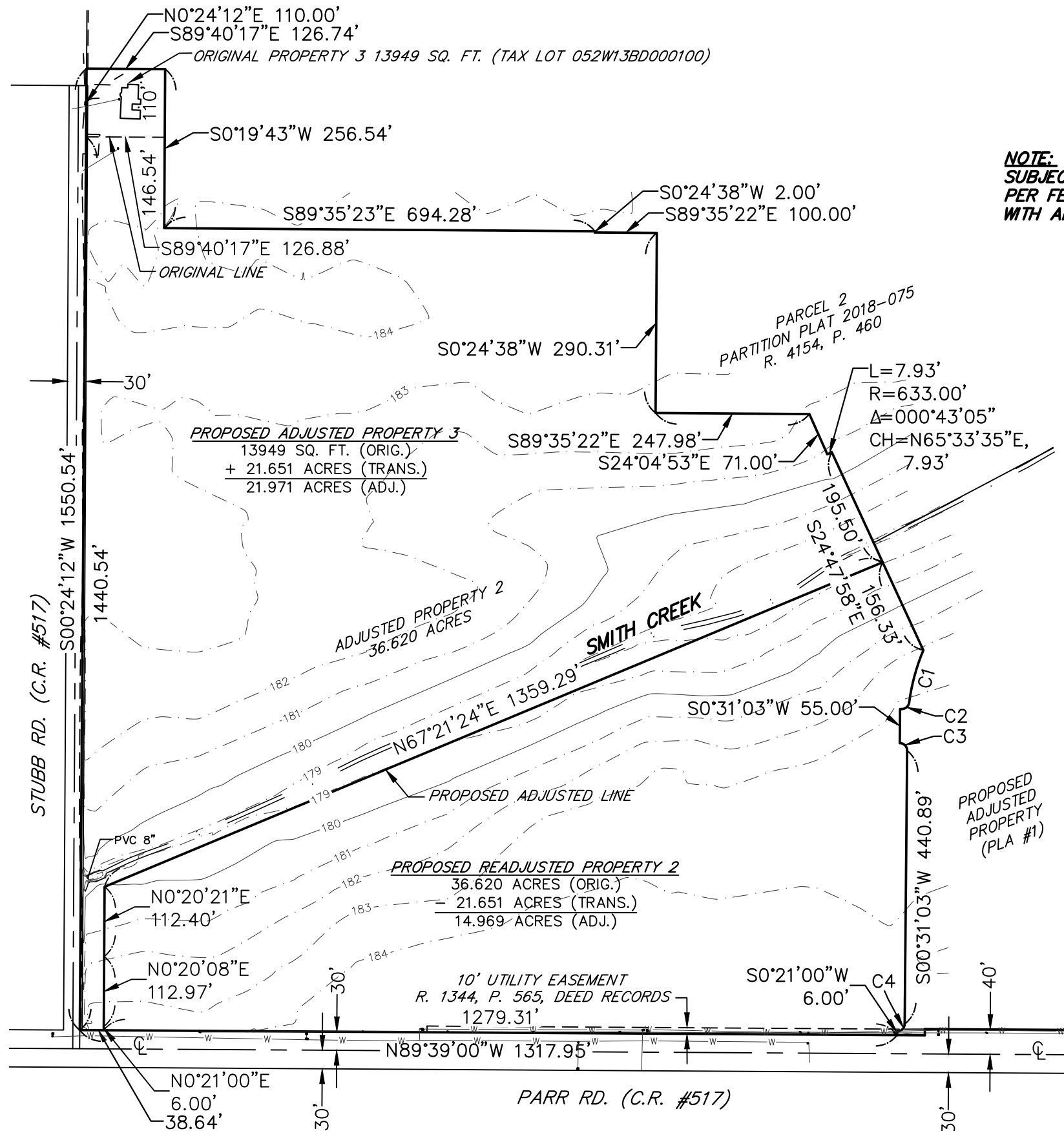
PARCEL 3
 PARTITION PLAT 94-110



Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing & Distance
C1	330.00'	87.64'	015°12'57"	S15°10'47"W 87.38'
C2	12.02'	17.85'	085°06'46"	S50°09'43"W 16.26'
C3	12.00'	18.85'	090°00'00"	S44°28'57"E 16.97'
C4	12.00'	18.81'	089°49'57"	S45°26'01"W 16.95'

PROPOSED PROPERTY LINE ADJUSTMENT (2 OF 2)

EXHIBIT 4 (3 OF 3)



NOTE:
 SUBJECT PROPERTY IS WITHIN ZONE X
 PER FEMA FLOOD MAP NUMBER 41047C0119G
 WITH AN EFFECTIVE DATE OF JANUARY 19, 2000



SCALE: 1" = 200'
 DATE: 2/15/19

Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing & Distance
C1	330.00'	87.64'	015°12'57"	S15°10'47"W 87.38'
C2	12.02'	17.85'	085°06'46"	S50°09'43"W 16.26'
C3	12.00'	18.85'	090°00'00"	S44°28'57"E 16.97'
C4	12.00'	18.81'	089°49'57"	S45°26'01"W 16.95'

PARTITION PLAT NO. 2018-65

BEING A RE-PLAT OF A PORTION OF PARCEL 1, PARTITION PLAT 94-110 AND OTHER PROPERTIES
LOCATED IN THE N.W., N.E., S.W. & S.E. 1/4 OF SECTION 13, AND THE S.E. 1/4 OF SECTION 12, T. 5 S., R. 2 W.,
AND THE N.W. 1/4 OF SECTION 18 AND THE SW 1/4 OF SECTION 7, T. 5 S., R. 1 W., W.M., MARION COUNTY, OREGON
SEPTEMBER 27, 2018

REFERENCE SURVEYS:

- [1] M.C.S.R. 38848
- [2] M.C.S.R. 16382
- [3] M.C.S.R. 18051
- [4] M.C.S.R. 32686
- [5] SMITH'S ADDITION NO.4 (V. 40, P.15, B.O.T.P.)
- [6] SMITH'S ADDITION NO.2 (V. 29, P.43, B.O.T.P.)
- [7] M.C.S.R. 36435
- [8] WOODBURN SENIOR ESTATES NO.7 (V. 22, P. 42, B.O.T.P.)
- [9] M.C.S.R. 3057
- [10] MONTEBELLO 2 (V. 44, P. 108, B.O.T.P.)
- [11] M.C.S.R. 21246
- [12] M.C.R.S. 34322
- [13] P.P. 2010-33
- [14] M.C.R.S. 4371
- [15] M.C.S.R. 15919
- [16] M.C.S.R. 15002
- [17] M.C.S.R. 14588
- [18] M.C.S.R. 19117
- [19] M.C.S.R. 14028
- [20] ELANA SUBDIVISION (V. 28, P. 47, B.O.T.P.)
- [21] PARTITION PLAT NO. 94-110
- [22] M.C.S.R. 24089
- [23] M.C.S.R. 33929
- [24] M.C.S.R. 23670
- [25] SMITH'S ADDITION NO. 3 (V. 32, P. 49, B.O.T.P.)
- [26] M.C.S.R. 6343
- [27] M.C.S.R. 20902
- [28] M.C.S.R. 35344
- [29] ZIEBART ADDITION (V. 40, P. 49, B.O.T.P.)
- [30] M.C.S.R. 34201
- [31] M.C.S.R. 35476

DEED REFERENCES:

- R1 R. 2255, P. 14, M.C.D.R.
- R2 R. 1743, P. 184, M.C.D.R.
- R3 R. 2159, P. 196, M.C.D.R.
- R4 R. 2473, P. 338, M.C.D.R.
- R5 R. 3880, P. 479, M.C.D.R.
- R6 R. 3903, P. 41, M.C.D.R.
- R7 R. 4125, P. 310, M.C.D.R.

LEGEND:

- ⊗ = Found 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in [1]
- = Found monument within 0.2' of ground surface unless noted otherwise (see found monument list)
- () 1 = Data of record per [1] and measured
- () = Data of record per survey noted
- [] = Record and measured data per survey noted
- P.P. = Partition Plat
- M.C.D.R. = Marion County Deed Records
- R. = Reel
- V. = Volume
- P. = Page
- M.C.S.R. = Marion County Survey Records
- M.C.D.R. = Marion County Deed Records
- B.O.T.P. = Book of Town Plats
- C.R. = County Road

SHEET INDEX:

SHEET 1 - OVERALL BOUNDARY, SURVEY AND DEED REFERENCES, LEGEND

SHEET 2 - NE DETAIL, NARRATIVE, AND FOUND MONUMENT LIST.

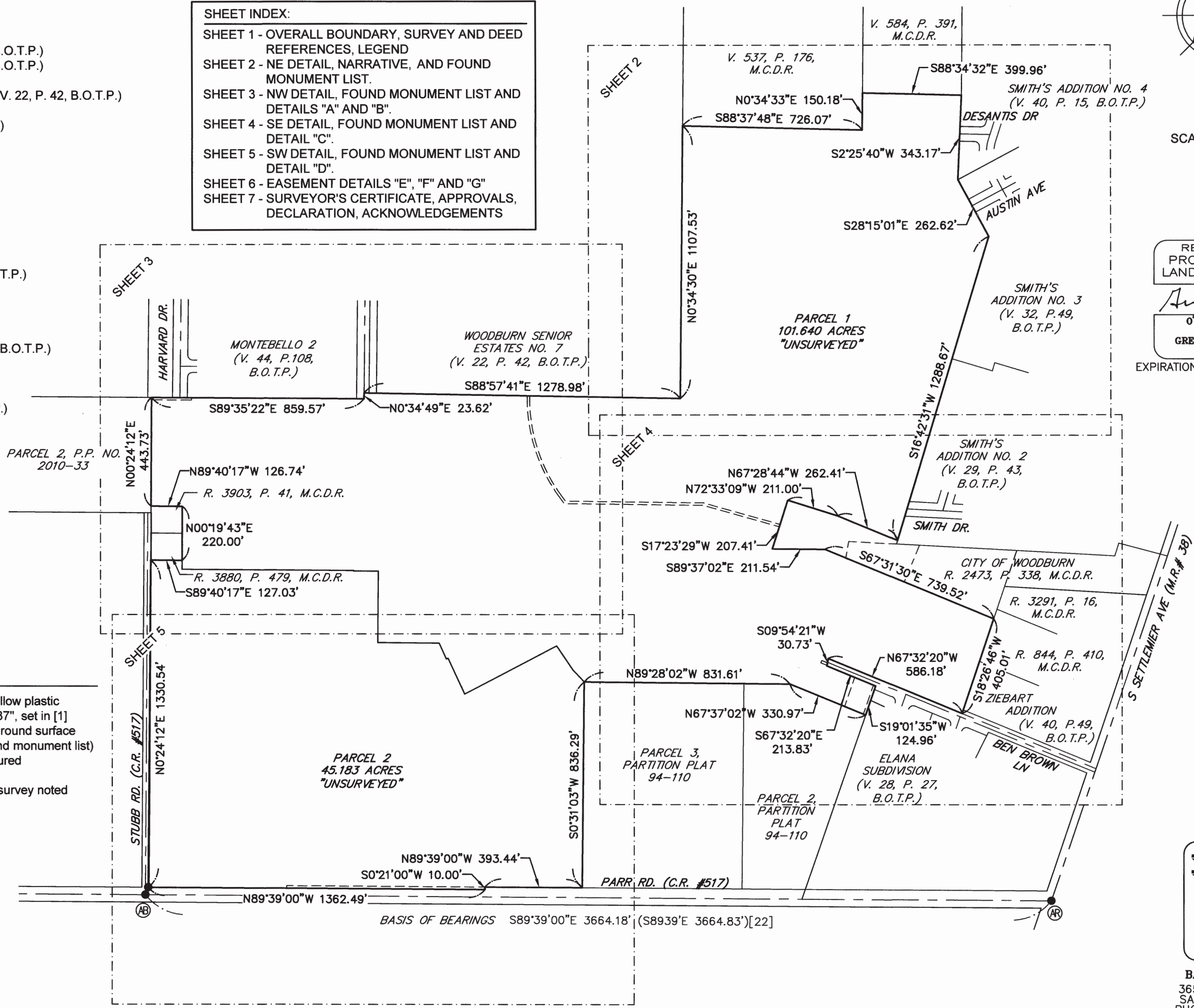
SHEET 3 - NW DETAIL, FOUND MONUMENT LIST AND DETAILS "A" AND "B".

SHEET 4 - SE DETAIL, FOUND MONUMENT LIST AND DETAIL "C".

SHEET 5 - SW DETAIL, FOUND MONUMENT LIST AND DETAIL "D".

SHEET 6 - EASEMENT DETAILS "E", "F" AND "G"

SHEET 7 - SURVEYOR'S CERTIFICATE, APPROVALS, DECLARATION, ACKNOWLEDGEMENTS



SCALE: 1" = 300'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

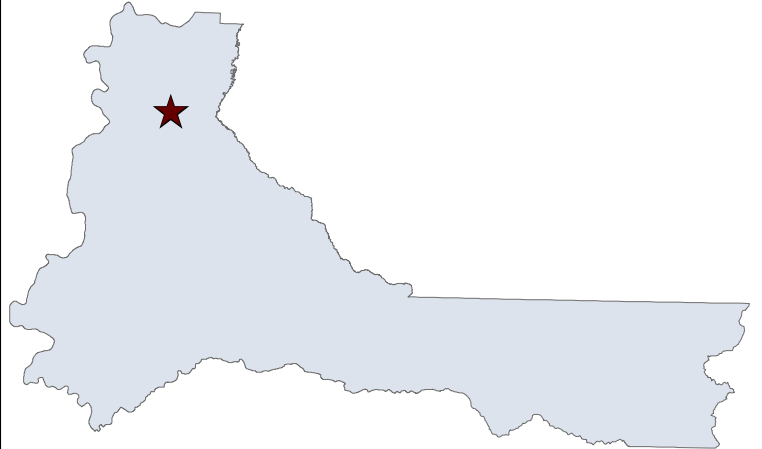
Gregory L. Wilson

OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRATION DATE: 6/30/2020



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



MARION COUNTY, OREGON
SEC 13 T5S R2W W.M.
SCALE 1" = 400'

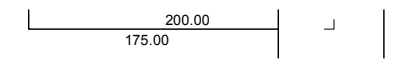
LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES**
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - ⊕ Section Corner
 - 16 15
 - 21 22

- NUMBERS**
- Tax Code Number
000 00 00 0
 - Acres
0.25 AC
 - All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

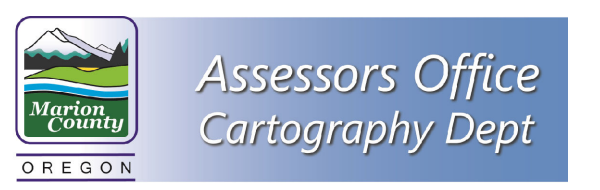
NOTES
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

101
102A2
104
200
201
1400

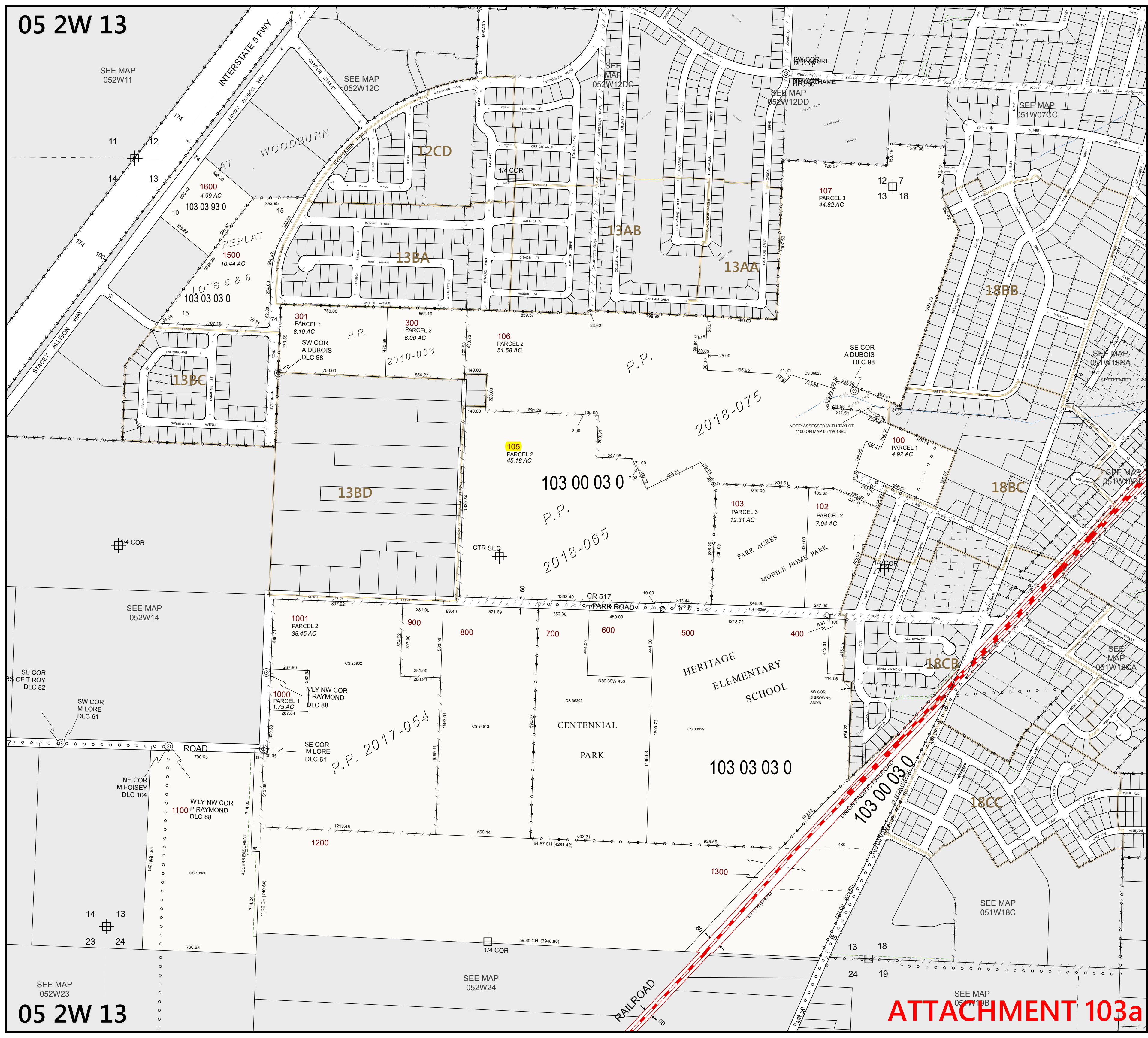
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 2/26/2019

WOODBURN
05 2W 13



ATTACHMENT 103a

05 2W 13BD

SW COR
A DUBOIS
DLC 98

+ 1/16 COR

EVERGREEN

SEE MAP
052W13BC

SEE MAP
052W14

05 2W 13BD

CR 517

PARR

ROAD

+ 1/16 COR

+ 1/16 COR

300

400

700

600

103 00 03 0

800

900

+ 1/16 COR

1800

1700

1600

1500

1400

1000

1300

1200

1100

500

100

200

SEE MAP
052W13

CTR SEC

STUBB ROAD
CR 517

60

ATTACHMENT 103b

05 2W 13BD WOODBURN



MARION COUNTY, OREGON
SE1/4 NW1/4 SEC13 T5S R2W W.M.
SCALE 1" = 100'

LEGEND

LINE TYPES

- Taxlot Boundary
- Road Right-of-Way
- Railroad Right-of-Way
- Private Road ROW
- Subdivision/Plat Bndry
- Waterline - Taxlot Bndry
- Historical Boundary
- Easement
- Railroad Centerline
- Taxcode Line
- Map Boundary
- Waterline - Non Bndry

CORNER TYPES

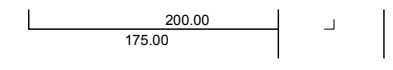
- + 1/16TH Section Cor.
- ⊕ 1/4 Section Cor.
- ⊙ DLC Corner
- ⊕ Section Corner
- 16 15
- 21 22

NUMBERS

- Tax Code Number
000 00 00 0
- Acreage
0.25 AC
- All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS	

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



Assessors Office
Cartography Dept

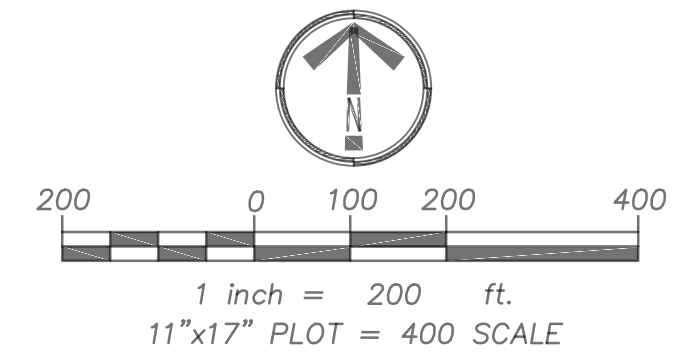
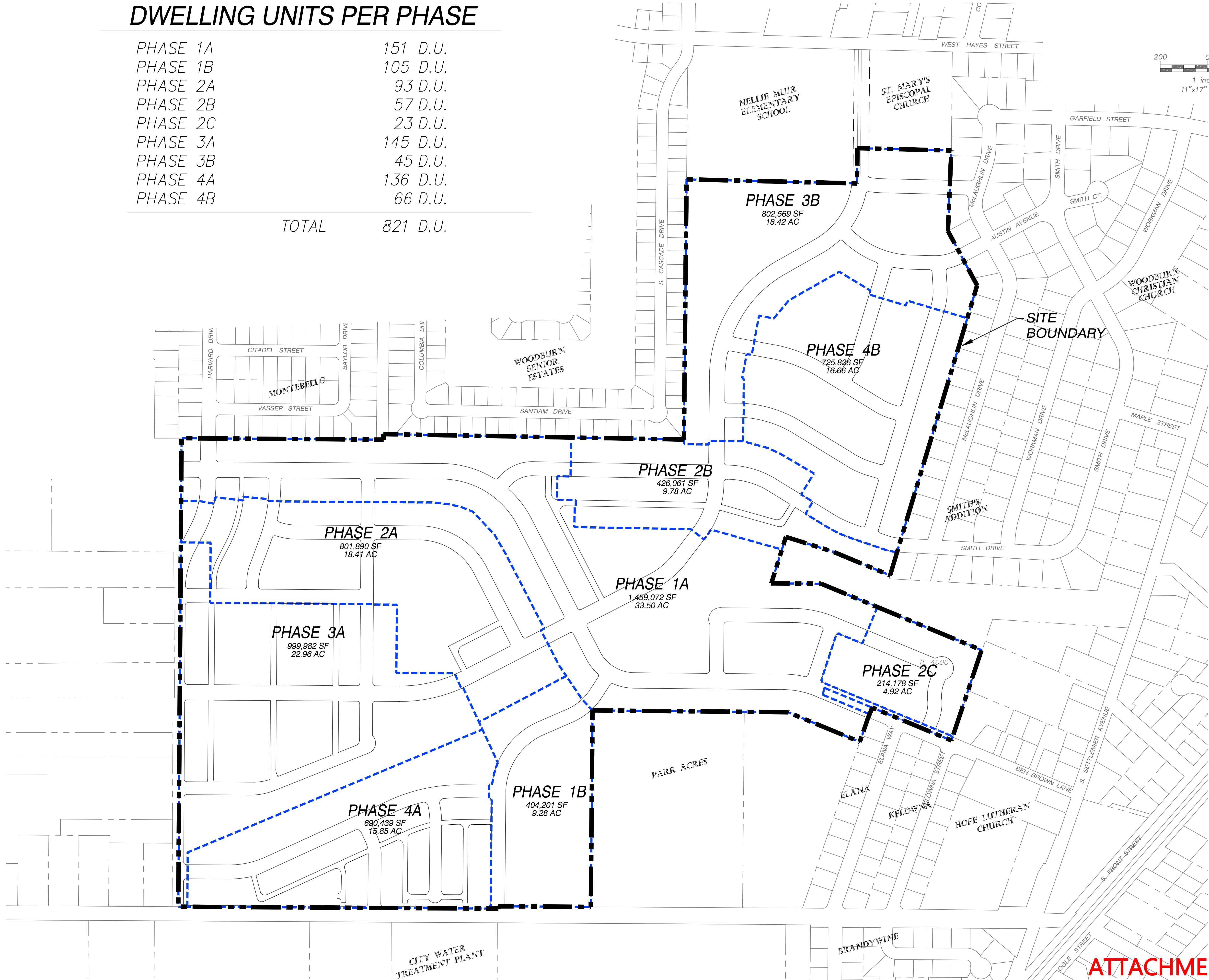
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us

PLOT DATE: 1/23/2018

WOODBURN
05 2W 13BD

DWELLING UNITS PER PHASE

PHASE 1A	151 D.U.
PHASE 1B	105 D.U.
PHASE 2A	93 D.U.
PHASE 2B	57 D.U.
PHASE 2C	23 D.U.
PHASE 3A	145 D.U.
PHASE 3B	45 D.U.
PHASE 4A	136 D.U.
PHASE 4B	66 D.U.
TOTAL	821 D.U.



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

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

SMITH CREEK
RESIDENTIAL DEVELOPMENT
PHASING PLAN

NO.	DATE	REVISIONS DESCRIPTION

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

SHEET
1
OF
1

ATTACHMENT 104