

MARION COUNTY RECORDS

**2023-031613**

P-PLAT

10/19/2023 02:52 PM

\$54.50 \$11.00 \$10.00 \$60.00

\$135.50



I, Bill Burgess, County Clerk for Marion County, Oregon, certify that the instrument identified herein was recorded in the Official Records.

Pgs=1 CC1

**SUBDIVISION PLAT**

VOLUME   449   PAGE   32  

**Subdivision Name(s)**

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

**Property Owner's Name(s):**

**LENNAR NORTHWEST LLC**

**Location Description**

**Section: 13, Township: 5 South, Range: 2 West**

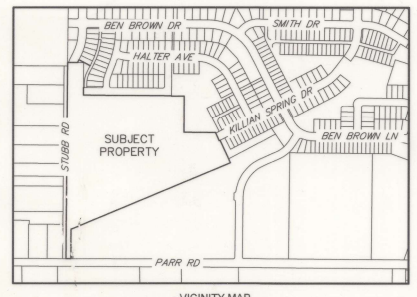
**Return Address:**

**LENNAR NORTHWEST LLC  
11807 NE 99<sup>TH</sup> ST STE 1170  
VANCOUVER, WA 98682**

449-32

# 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, DETAIL "K"
- 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", 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 4685, PAGE 3, MARION COUNTY DEED RECORDS.
- 5) - TRACT "AZ" TO BE CONVEYED TO THE CITY OF WOODBURN BY SEPARATE DOCUMENT.
- 6) - PUBLIC PEDESTRIAN ACCESS EASEMENT PER THIS PLAT. SEE SHEETS 3, 4, AND 5.
- 7) - QUIT CLAIM STATEMENT: THAT PORTION OF THE COMMUNICATIONS LINE RIGHT OF WAY EASEMENT RECORDED IN REEL 1766, PAGE 206, REEL 1766, PAGE 208 AND REEL 1766, PAGE 407, MARION COUNTY DEED RECORDS, LYING WITHIN THE RIGHT OF WAY OF STUBB ROAD, HAS BEEN QUIT CLAIMED BY DATAVISION IN THAT DOCUMENT RECORDED IN INSTRUMENT NO. 2023-031610 MARION COUNTY DEED RECORDS.



# 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

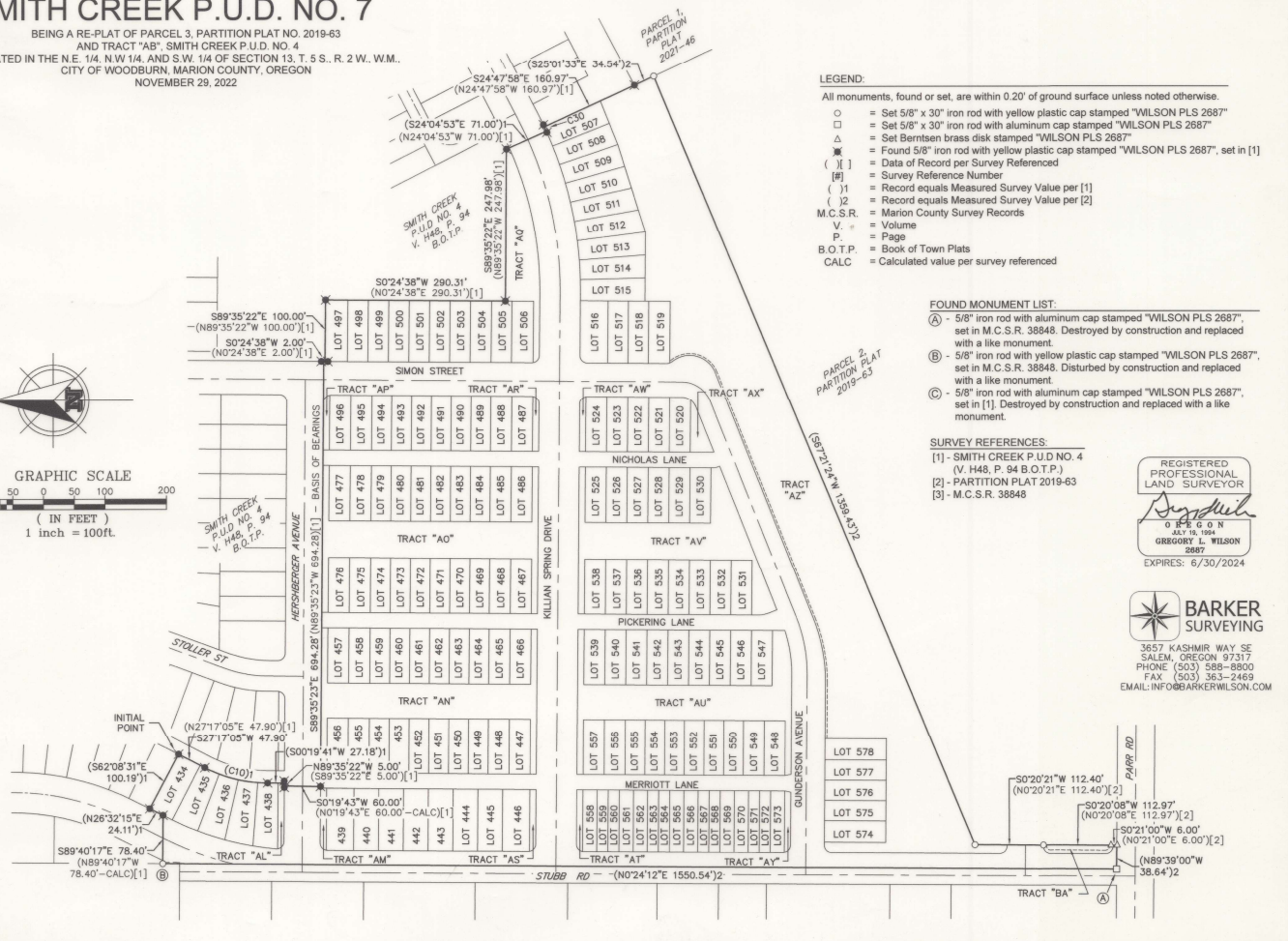
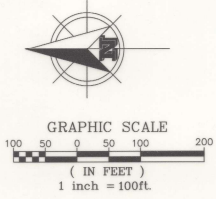
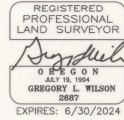
- All monuments, found or set, are within 0.20' of ground surface unless noted otherwise.
- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
  - △ = Set 5/8" x 30" iron rod with aluminum cap stamped "WILSON PLS 2687"
  - △ = Set Bertsen brass disk stamped "WILSON PLS 2687"
  - = Found 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687", set in [1]
  - ( ) [ ] = Data of Record per Survey Referenced
  - [#] = Survey Reference Number
  - ( [ ] ) = Record equals Measured Survey Value per [1]
  - ( [ ] ) = 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
  - CALC = Calculated value per survey referenced

### 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. Disturbed by construction and replaced with a like monument.
- (C) - 5/8" iron rod with aluminum cap stamped "WILSON PLS 2687", set in [1]. Destroyed by construction and replaced with a like monument.

### SURVEY REFERENCES:

- [1] - SMITH CREEK P.U.D. NO. 4 (V. H48, P. 84 B.O.T.P.)
- [2] - PARTITION PLAT 2019-63
- [3] - M.C.S.R. 38848





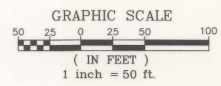
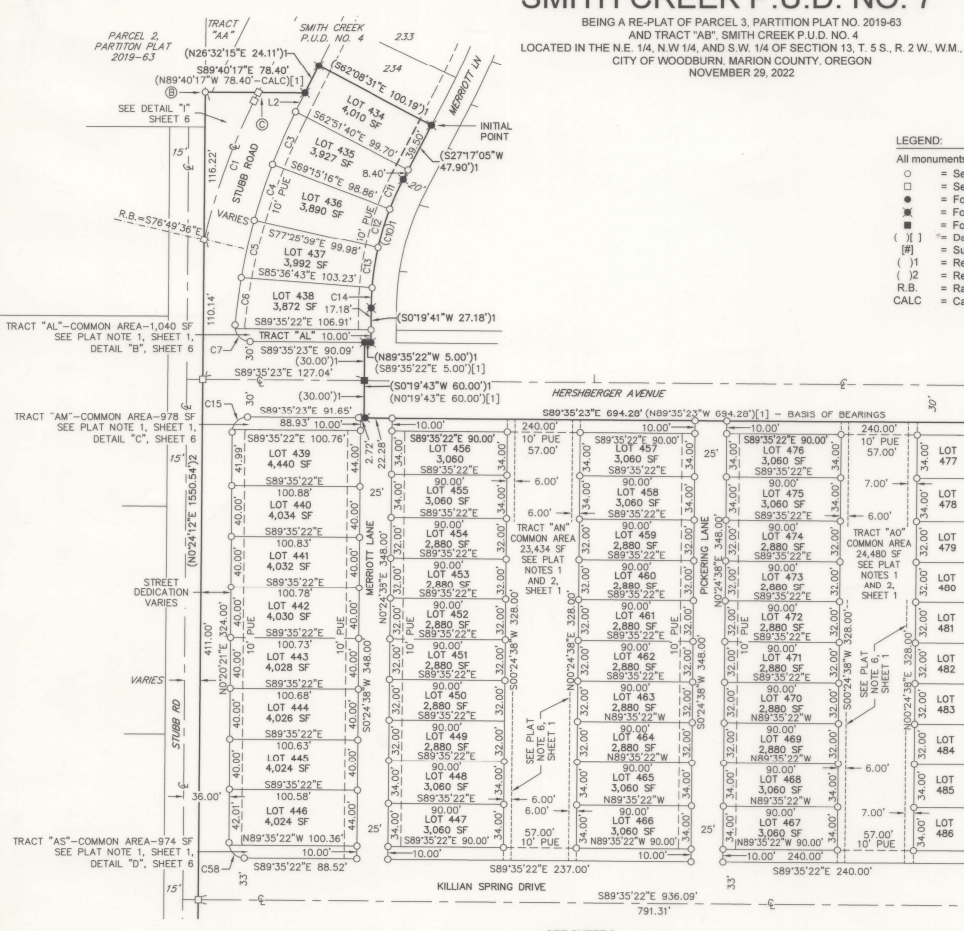
H49-32

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

BEING A RE-PLAT OF PARCEL 3, PARTITION PLAT NO. 2019-63  
AND TRACT "A": 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

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- = 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]
  - ( ) [ ] = Data of record per survey referenced
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  - ( ) 1 = Record equals Measured Survey Data per [1]
  - ( ) 2 = Record equals Measured Survey Data per [2]
  - R.B. = Radial Bearing
  - CALC = Calculated dimension per survey referenced



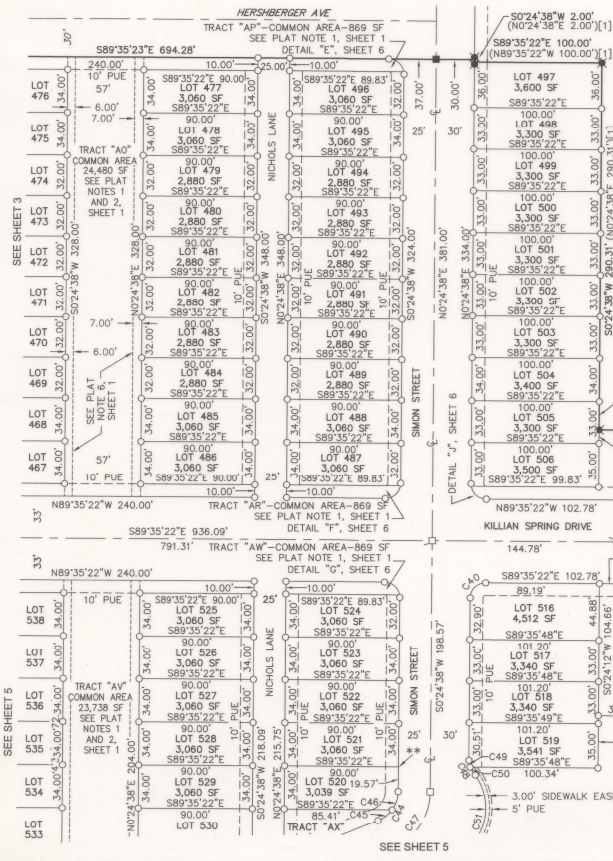
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Gregory L. Wilson*  
O R E G O N  
JULY 1984  
GREGORY L. WILSON  
SBS  
EXPIRES: 6/30/2024

**BARKER SURVEYING**  
3557 KASHMIR WAY SE  
SALEM, OREGON 97317  
PHONE (503) 588-8900  
FAX (503) 363-2469  
EMAIL: INFO@BARKERWILSON.COM

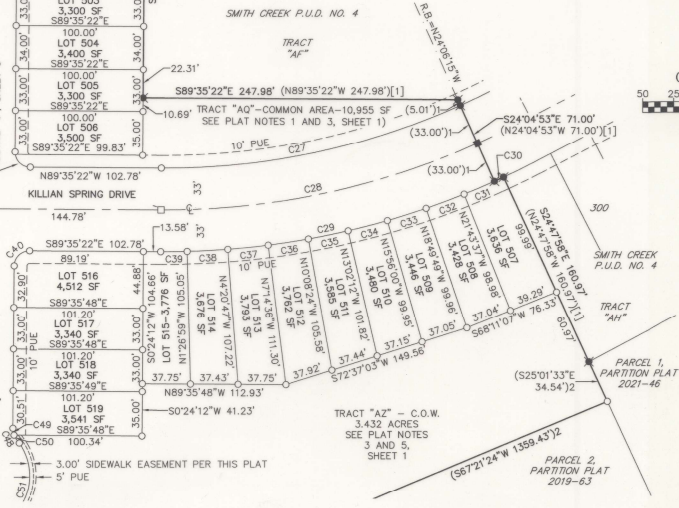
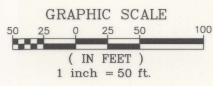


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  - = Set 5/8" x 30" iron rod with aluminum cap stamped "WILSON PLS 2687"
  - = Found 5/8" iron rod with yellow plastic cap stamped "WILSON PLS 2687" set in [1]
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  - R.B. = Radial Bearing
  - C.O.W. = City of Woodburn
  - \*\* = Unable to set monument (falls in light pole)



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gregory L. Wilson*

GREGORY L. WILSON  
2007

EXPIRES: 6/30/2024

**BARKER SURVEYING**

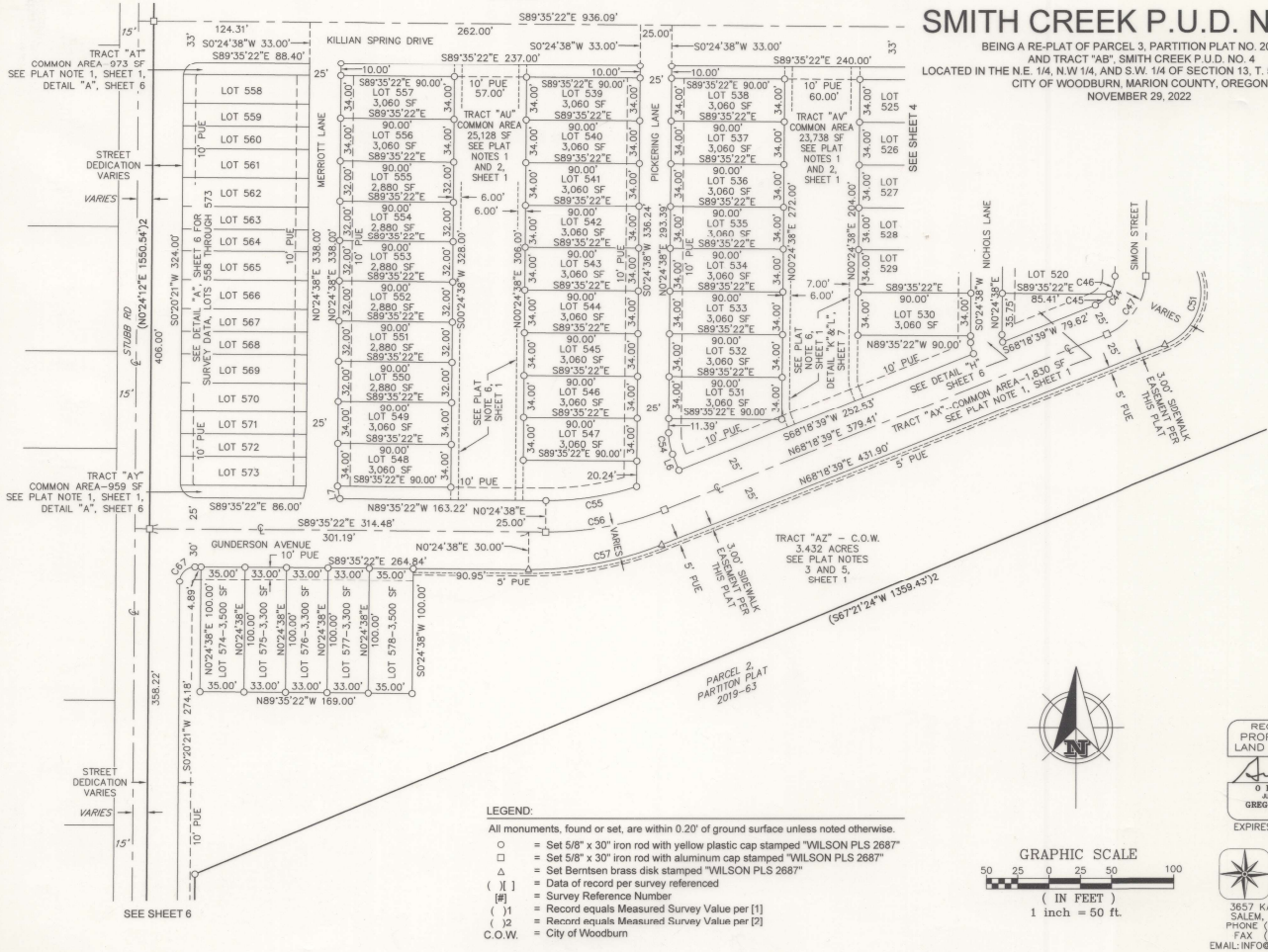
3657 KASHMIR WAY SE  
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449-32

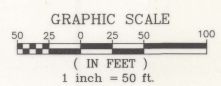
SEE SHEET 3

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

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

**BARKER SURVEYING**

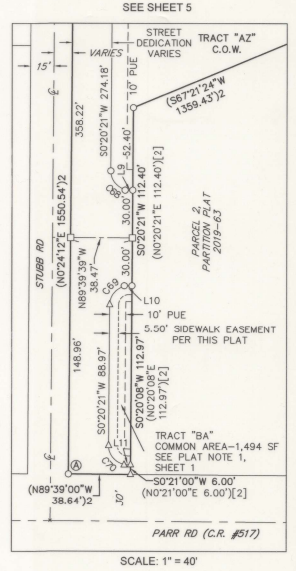
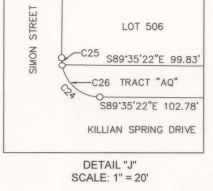
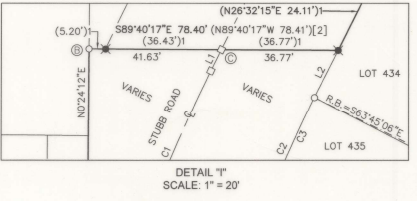
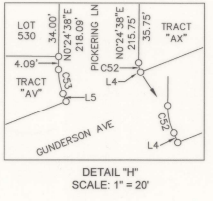
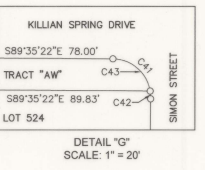
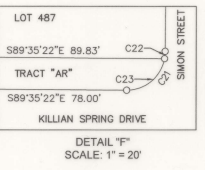
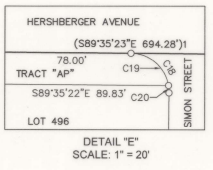
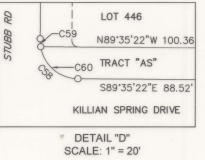
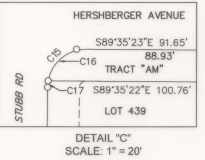
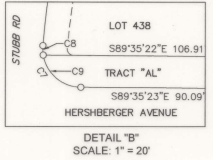
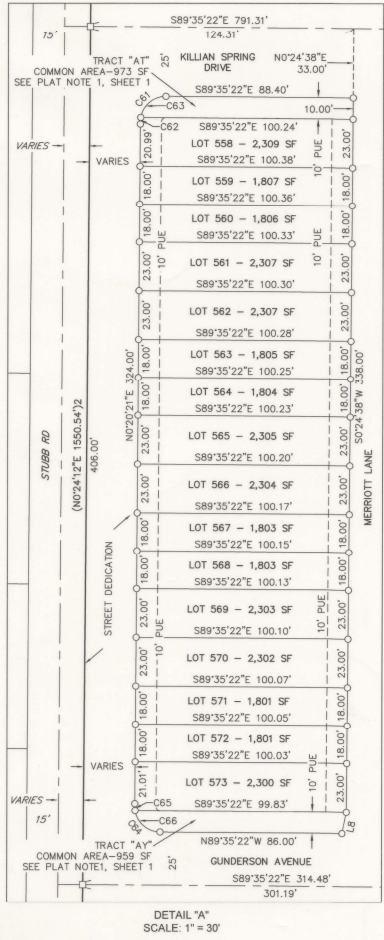
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REGISTERED PROFESSIONAL LAND SURVEYOR

*Gregory L. Wilson*

GREGORY L. WILSON  
2687

EXPIRES: 6/30/2024

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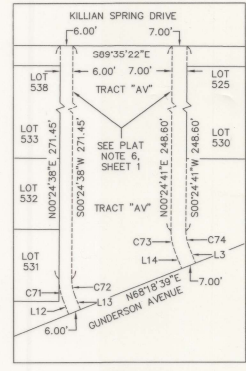
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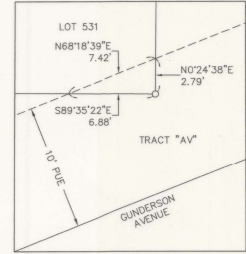
CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
C1	510.00'	13°04'20"	116.36'	N19°42'34"E 116.11'
C2	477.00'	21°06'28"	175.73'	S15°41'39"W 174.74'
C3	477.00'	5°25'19"	45.14'	S23°32'14"W 45.12'
C4	477.00'	5°33'42"	46.30'	S18°02'44"W 46.28'
C5	477.00'	5°36'40"	46.71'	S12°27'33"W 46.69'
C6	477.00'	4°30'48"	37.57'	S07°23'49"W 37.56'
C7	12.00'	94°43'48"	19.84'	N42°13'29"W 17.66'
C8	12.00'	141°9'08"	3.00'	N02°01'09"W 2.99'
C9	12.00'	80°24'40"	16.84'	N49°23'03"W 15.49'
(C10)	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'
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'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
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	50.00'	67°54'02"	59.25'	N34°21'38"E 55.85'
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'	N141°33'1"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°31'51"	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'
C71	26.00'	22°05'58"	10.03'	N10°38'22"W 9.97'
C72	20.00'	22°05'58"	7.71'	S10°38'22"E 7.67'
C73	26.00'	22°06'01"	10.03'	N10°38'20"W 9.97'
C74	19.00'	22°06'01"	7.33'	S10°38'20"E 7.28'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	7.45'	N26°14'45"E
L2	16.65'	N26°41'42"E
L3	8.64'	S21°41'21"E
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
L12	7.41'	N21°41'21"W
L13	7.41'	S21°41'21"E
L14	8.64'	N21°41'21"W



DETAIL "K"  
SCALE: 1" = 30'



DETAIL "L"  
NOT TO SCALE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Gregory L. Wilson*  
GREGORY L. WILSON  
SWS  
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

H49-32

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

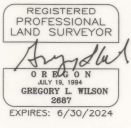
BEING A RE-PLAT OF PARCEL 3, PARTITION PLAT NO. 2019-63  
AND TRACT "AB", SMITH CREEK P.U.D. NO. 4  
LOCATED IN THE N.E. 1/4, N.W. 1/4, AND S.W. 1/4 OF SECTION 13, T. 5 S., R. 2 W., W.M.,  
CITY OF WOODBURN, MARION COUNTY, OREGON  
NOVEMBER 29, 2022

### 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 148, Page 94, Book of Town Plats for Marion County Oregon, containing 4.421 square feet of land, more or less, with the overall subject property containing 22.07 acres, more or less. The Initial Point of this subdivision plat 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  
Gregory L. Wilson  
Registered Professional Land Surveyor No. 2687  
License expires June 30, 2024



### APPROVALS AND ACCEPTANCE OF DEDICATION:

[Signature] 9-27-23  
Community Development Director, City of Woodburn Date  
Case Numbers ANX 2017-05, PLUD 2017-01, SUB 2017-01,  
EXCP 2017-03, VAR 2017-14, PP 2017-01  
[Signature] 10/9/23  
Marion County Surveyor Date  
Tom DeHaven by Kay Excavator 10-18-2023  
Marion County Assessor Date

Taxes and assessments on the above described property as provided by ORS 92-095 have been paid through June 30th 2024.

Natasha Miley by Quetta Fowler 10/18/23  
Marion County Tax Collector Date  
[Signature] 10/19/23  
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 H49 Page 32  
was received for recording on this 19 day of October, 2023 at  
2:52 o'clock P.m.  
and recorded in the Book of Town Plats. It is recorded in Marion County Deed Records in  
Instrument No. 2023-03163

Bill Burgess, Marion County Clerk  
By [Signature]  
Deputy County Clerk

### DECLARATION:

Know all people by these presents that LENNAR NORTHWEST, LLC, a Delaware 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 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 11th day of September, 2023.

Lennar Northwest, LLC, a Delaware limited liability company  
By [Signature]  
Ryan Selby, Vice President

STATE OF WASHINGTON S.S.  
COUNTY OF CLARK

On this 11th day of September, 2023, personally appeared before me, a Notary Public for said County and State, the above named Ryan Selby, as Vice President of LENNAR NORTHWEST, LLC, a Delaware 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.

[Signature]  
NOTARY PUBLIC - STATE OF WASHINGTON  
[Signature]  
(PRINT NAME)

COMMISSION NO. 173 081  
MY COMMISSION EXPIRES July 3, 2026



Marion County  
Document Separator Page

**Instrument # 2023-031613**

**October 19, 2023 02:52 PM**

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

Fee: \$135.50

Bill Burgess  
Marion County Clerk

This is not an invoice.