



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

Transmittal Form: Plat Paper Check

To: Marion County Surveyor; Attn:
Stephanie Heuschkel

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

Date:
February 5,

Cc: Chris Kerr, Community Development Director; Dago Garcia, P.E., City Engineer; Jamie VanAgtmael, LEI Engineering

Re: Woodburn Property Line Adjustment
(as lot consolidation) App PLA 2019-04 (County PP21-003) "Allison Way Apartments", LEI Project 60-10

Summary: City of Woodburn staff received the mailed "paper check" on 1/22/2021 that the County Surveyor's office had received 1/14/2021.

Redlines:

The City Engineer directs one redline:

- A. See attached redlined Page 1, center left, regarding a "basis of bearing" number.

Notes:

1. PUEs: The applicant may narrow the proposed streetside and alley-side PUEs from 10 feet to 5 feet, the minimum that Woodburn Development Ordinance (WDO) 3.02.01B requires, assuming this wouldn't conflict with any existing utilities in the outer 5 ft of the existing PUE.
2. Copies (PDFs for GIS): After Mylar signature and recordation, the applicant is to provide Adobe PDF copies of both the recorded plat and any deed or deeds that dedicate land or easements to the City so that the City may update its geographic information system (GIS).

My contact info is Colin Cortes, AICP, CNU-A, (503) 980-2485, colin.cortes@ci.woodburn.or.us. If e-mailing, cc Chris Kerr, Community Development Director at chris.kerr@ci.woodburn.or.us and Dago Garcia, P.E., City Engineer at dago.garcia@ci.woodburn.or.us.

Attachment(s):

Redlined Page 1.

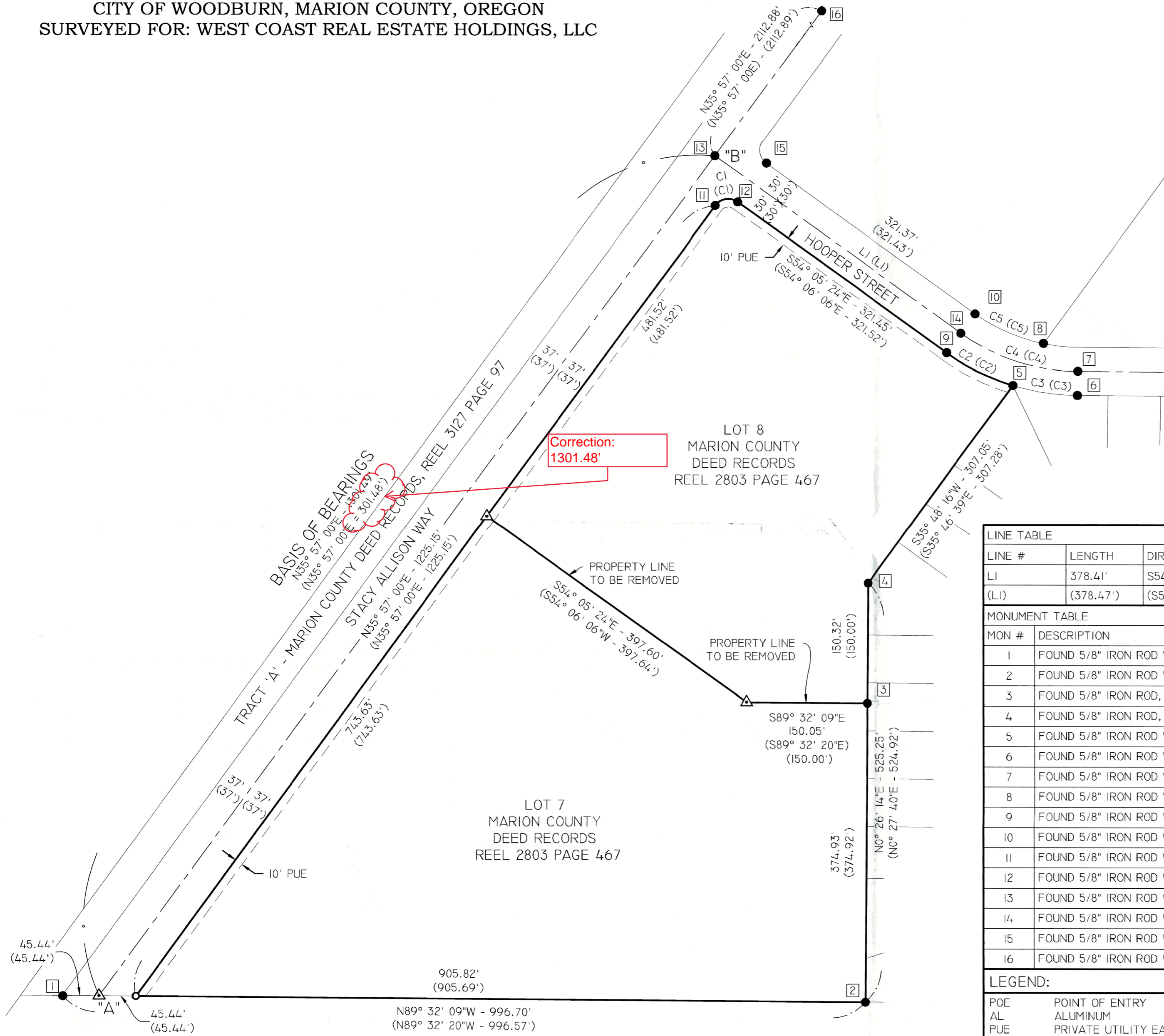
PP21-003

PARTITION PLAT NO. _____

REPLAT OF LOT 7 AND 8, "TOWN CENTER AT WOODBURN"
 IN SW 1/4 SECTION 12, TOWNSHIP 5 SOUTH,
 RANGE 2 WEST, WILLAMETTE MERIDIAN
 CITY OF WOODBURN, MARION COUNTY, OREGON
 SURVEYED FOR: WEST COAST REAL ESTATE HOLDINGS, LLC

PLA 2019-04
 RECEIVED
 JAN 22 2021
 COMMUNITY DEVELOPMENT
 DEPARTMENT
 City of Woodburn

RECEIVED
 JAN 14 2021
 MARION COUNTY SURVEYOR



NARRATIVE:
 THE PURPOSE OF THIS MAP IS TO SHOW THE RESULTS OF A SURVEY TO CONSOLIDATE "LOT 7" AND "LOT 8" OF "TOWN CENTER AT WOODBURN" A LEGAL SUBDIVISION IN MARION COUNTY, OREGON, APPROVED BY CITY OF WOODBURN PLANNING DEPARTMENT CASE NO. PLA 2019-04, DESCRIBED ON BOOK 45 AT PAGE 72 BOOK OF TOWN PLATS. ALL FOUND MONUMENTS WERE ACCEPTED AS MARKING THE TRUE LOT BOUNDARY WITHIN REASONABLE SURVEY MEASUREMENT EXPECTATIONS AS SHOWN HEREON. THE EASTERLY SEGMENT OF THE COMMON BOUNDARY TO BE REMOVED WAS CALCULATED AS PARALLEL WITH THE ACCEPTED SOUTH BOUNDARY OF "LOT 7". THE WESTERLY SEGMENT OF THE TO BE REMOVED COMMON BOUNDARY WAS CALCULATED PARALLEL WITH THE ACCEPTED NORTH BOUNDARY OF "LOT 8" AT RECORD DISTANCE SOUTHERLY THEREOF.

BASIS OF BEARINGS:
 THE DIRECTION OF N 35°57' 00" E WAS ADOPTED FOR THE CENTERLINE OF STACY ALLISON WAY FROM REFERENCE POINTS "A" TO "B" THEREBY CONFORMING TO THE RECORDED "TOWN CENTER AT WOODBURN" SUBDIVISION.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.38'	20.06'	89°38'19"	N80° 55' 48"E	28.27'
(C1)	(31.40')	(20.00')	(89°56'54")	(N80° 55' 27"E)	(28.27')
C2	91.91'	280.00'	18°48'23"	S63° 31' 09"E	91.49'
(C2)	(91.93')	(280.00')	(18°48'39")	(S63° 30' 25"E)	(91.51')
C3	81.18'	280.00'	16°36'39"	S81° 13' 40"E	80.89'
(C3)	(81.21')	(280.00')	(16°37'05")	(S81° 13' 17"E)	(80.93')
C4	154.53'	250.00'	35°24'56"	S71° 49' 31"E	152.08'
(C4)	(154.59')	(250.00')	(35°25'44")	(S71° 48' 58"E)	(152.14')
C5	92.73'	220.00'	24°09'02"	S66° 11' 34"E	92.05'
(C5)	(92.88')	(220.00')	(24°11'25")	(S66° 11' 48"E)	(92.20')

LINE TABLE

LINE #	LENGTH	DIRECTION
LI	378.41'	S54° 05' 24"E
(LI)	(378.47')	(S54° 06' 06"E)
C5	92.73'	24°09'02"
(C5)	(92.88')	(24°11'25")

MONUMENT TABLE

MON #	DESCRIPTION
1	FOUND 5/8" IRON ROD WITH NO CAP, DOWN 0.1', SHOWN SET MCSR S045-072
2	FOUND 5/8" IRON ROD WITH YPC, MARKED "WILHELM OR LS 2413", DOWN 0.3', SHOWN SET MCSR S045-072
3	FOUND 5/8" IRON ROD, BENT, SHOT ON POE, DOWN 0.8', SHOWN SET MCSR S045-072
4	FOUND 5/8" IRON ROD, BENT, SHOT ON POE, DOWN 1.2', SHOWN SET MCSR S045-072
5	FOUND 5/8" IRON ROD WITH SMASHED YPC, DOWN 0.2', SHOWN SET MCSR S045-072
6	FOUND 5/8" IRON ROD WITH YPC, MARKED "WILHELM OR LS 2413", DOWN 0.2', SHOWN SET MCSR S045-072
7	FOUND 5/8" IRON ROD WITH AL CAP IN MONUMENT BOX, MARKED "WILHELM ENG OR LS 2413", SHOWN SET MCSR S045-072
8	FOUND 5/8" IRON ROD WITH YPC, MARKED "WILHELM OR LS 2413", DOWN 0.2', SHOWN SET MCSR S045-072
9	FOUND 5/8" IRON ROD WITH YPC, MARKED "WILHELM OR LS 2413", FLUSH, SHOWN SET MCSR S045-072
10	FOUND 5/8" IRON ROD WITH YPC, MARKED "WILHELM OR LS 2413", DOWN 0.5', SHOWN SET MCSR S045-072
11	FOUND 5/8" IRON ROD WITH YPC, MARKED "WILHELM OR LS 2413", FLUSH, SHOWN SET MCSR S045-072
12	FOUND 5/8" IRON ROD WITH YPC, MARKED "WILHELM OR LS 2413", DOWN 0.2', SHOWN SET MCSR S045-072
13	FOUND 5/8" IRON ROD WITH AL CAP IN MONUMENT BOX, MARKED "WILHELM ENG OR LS 2413", SHOWN SET MCSR S045-072
14	FOUND 5/8" IRON ROD WITH AL CAP IN MONUMENT BOX, MARKED "WILHELM ENG OR LS 2413", SHOWN SET MCSR S045-072
15	FOUND 5/8" IRON ROD WITH YPC, MARKED "WILHELM OR LS 2413", DOWN 0.3', SHOWN SET MCSR S045-072
16	FOUND 5/8" IRON ROD WITH AL CAP IN MONUMENT BOX, MARKED "WILHELM ENG OR LS 2413", SHOWN SET MCSR S045-072

LEGEND:

- POE POINT OF ENTRY
- AL ALUMINUM
- PUE PRIVATE UTILITY EASEMENT
- MCSR MARION COUNTY SURVEY RECORD
- YPC YELLOW PLASTIC CAP
- () MARION COUNTY SURVEY PLAT S45-072

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 17, 1995
 L. M. ALLEN
 2688
 EXPIRES 12/31/2021

LEI ENGINEERING & SURVEYING
 2564 19TH ST. SE TEL 503-399-3828
 SALEM, OR. 97302 FAX 503-365-1852

CLIENT:
 WEST COAST HOME SOLUTIONS, LLC
 25030 SW PARKWAY AVE. SUITE 110
 WILSONVILLE, OR 97070

DRAWN: R. MURRAY
 CALC'D: L.M. ALLEN

FIELD: C. HUGGETT
 CHECKED: J. VAN AGTMAEL

PROJECT: 60-10
 DRAWING No.: 60-10_PLA.DWG
 FIELD DATE: 5/20/2019
 SCALE: 1"=100'
 PAGE: 1 OF 2

- FOUND MONUMENT IN GOOD CONDITION, UNLESS OTHERWISE NOTED. REFERENCE MONUMENT TABLE FOR DESCRIPTION.
- SET 5/8" x 30" IRON ROD WITH BLUE PLASTIC CAP MARKED "LEI OREGON", FLUSH WITH GROUND
- △ CALCULATED POINT