



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, Survey Tech II; cc
Jeff Johnson

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

Date:
March 31, 2022

Cc: Chris Kerr, Community Development
Director; Dago Garcia, P.E., City
Engineer; James Hepler, PLS,
Azimuth Surveying

Re: Woodburn Partition Final Plat App
PLA 2020-02 (County PP22-011)
"Templeton Apartments" (County
"Partition for Jimmy & Gwendolyn
Templeton Trust"; related to City
master/parent land use case file no.
CU 2020-01

Summary: City of Woodburn staff received the mailed "paper check" on 2/10/2022 that the County Surveyor's office had sent 2/08/2022.

This response supersedes that of 3/29/2022.

The applicant needs to resolve the following items, specifically for the applicant to resolve them as part of continuing recordation and for the County to send another paper check following applicant revision and re-submittal to the County:

- A. Conditions D4c, d, & e: Revise to meet the cross access easement (CAE) condition through clear delineation, labeling, and easement purpose and description text showing conformance with the conditions quoted below:

“a. Extend a drive aisle stub 20 ft width min between faces of curb to the property line along Tax Lots (1) 051W18DA01400 (1444 Cleveland), (2) 051W18DA01101 (225 S. Pacific Hwy) at Schwenke Lane, and (3) ...

c. To meet WDO 3.04.03B.1 & 3, establish one or more CAEs (and if the developer opts, a private maintenance agreement) to the satisfaction of the Director and revocable only with written request to the Director and written concurrence by the Director.

d. The CAE(s) shall be 20 ft wide min, centered on driveway and drive aisle centerlines, and span between ROW and each drive aisle stub.

e. The CAE shall grant public access to and from Cleveland via the driveway and drive aisles to the benefit of the two properties that a(1) & (2) describe.”

About c., wherever the easement text is to be per the County Surveyor’s office, make explicit that the cross access (ingress and egress) easement is revocable only with the written concurrence of the City of Woodburn Community Development Director.

- B. 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.

Notes to the Applicant:

1. G4: Staff reminds the applicant of Condition G4:

G4. Due dates / public improvements: Building permit:

“a. By application: Unless a condition specifies otherwise, conditions including those relating to any of subdivision, partition, or property line adjustment or lot consolidation recordation are due by building permit application. Prior to both building permit application and any recordation of any final subdivision, final partition, or property line adjustment or lot consolidation, the developer shall submit to the CDD and obtain approval of an Address Assignment Request. For proposed easements that PW [Public Works] directs or the County Surveyor would direct to be dedicated by separate documentation instead of on the face of a recorded drawing or drawings such as plat or re-plat drawings, draft documentation is due for City staff review by building permit application.

b. By issuance: Unless a condition specifies otherwise, ROW and easement dedications and recordation(s), construction of frontage/street improvements, construction of off-site, park, and other public improvements, and fees in-lieu are due by building permit issuance.”

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>.

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, the applicant is to provide Adobe PDF copies of both the recorded plat and any deed or deeds that convey public tracts 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):

City Engineer redlines (March 10, 2022)



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

Date: 2/8/22

Attention: Planning

RE: Partition for Jimmy & Gwendolyn
Templeton Trust

Tracking # PP22-011 Case: PLA 2020-02

*CU 2020-01
Templeton Apts.*

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

COPIES	DATE	DESCRIPTION
1	2/8/22	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

RECEIVED
FEB 10 2022
COMMUNITY DEVELOPMENT
DEPARTMENT

REMARKS:

This partition 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. If you have any questions, you may speak with Stephanie Heuschkel. Thank you.

COPY TO: In progress file

Jeff Johnson

SIGNED: _____

PP22-011

Partition Plat No. _____

FOR
RSS ARCHITECTURE

in the SOUTHEAST 1/4 of SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 WILLAMETTE MERIDIAN
 CITY OF WOODBURN, MARION COUNTY, OREGON
 JANUARY 24, 2022

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

James S. Hepler

OREGON
 JULY 25, 1990
JAMES S. HEPLER
 2451

EXPIRES: 6-30-23

LEGEND

- = Found Monument as noted, flush with ground surface and in good condition unless otherwise noted
- = Set 5/8"X30" Iron Rod with Yellow Plastic Cap Marked "AZIMUTH SURVEYING", set flush, unless otherwise noted
- = Found 5/8"X30" Iron Rod with Yellow Plastic Cap Marked "AZIMUTH SURVEYING", Flush and in good condition unless otherwise noted. [Hepler, MCSR 39172]
- () = Data of Record
- { } = Data Computed from one or more Record Sources as noted
- [] = Surveyor, File Number for survey in which monument probably originated
- I.P. = Iron Pipe
- I.R. = Iron Rod
- I.B. = Iron Bar
- Y.P.C. = Yellow Plastic Cap
- R.P.C. = Red Plastic Cap
- P.P. = Partition Plat
- x - x - = Fence

SCALE : 1" = 40'

HERE FOR COMPLIANCE WITH MARION COUNTY SURVEYOR'S MAP STANDARDS ONLY

- ° = Degrees
- ' = Feet or minutes, except where context indicates otherwise
- " = Inches or seconds depending on context
- ± = More or Less
- N = In the context of bearings, North
- E = In the context of bearings, East
- S = In the context of bearings, South
- W = In the context of bearings, West
- MCSR 39172 = MCSR MCSR 39172 or MCSR XXXXX
- 38314 = MCSR 38314 or MCSR XXXXX
- 20674 = MCSR 20674 or MCSR XXXXX
- M.R. = MARKET ROAD
- No. = Number
- — — — — = Lines of properties surveyed or described as a result of this survey
- — — — — = Centerline
- — — — — = Lines not of properties surveyed or described as a result of this survey
- — — — — = Lines for ties, reference, previous lines, easements or other as context indicates
- — — — — = Lines for ties, reference, previous lines, easements or other as context indicates
- — — — — = Lines for ties, reference, previous lines, easements or other as context indicates
- — — — — = Dimension lines or indicator lines
- — — — — = Dimension lines often referred to as "crows feet"

PUBLIC WATER LINE EASEMENT LINE TABLE

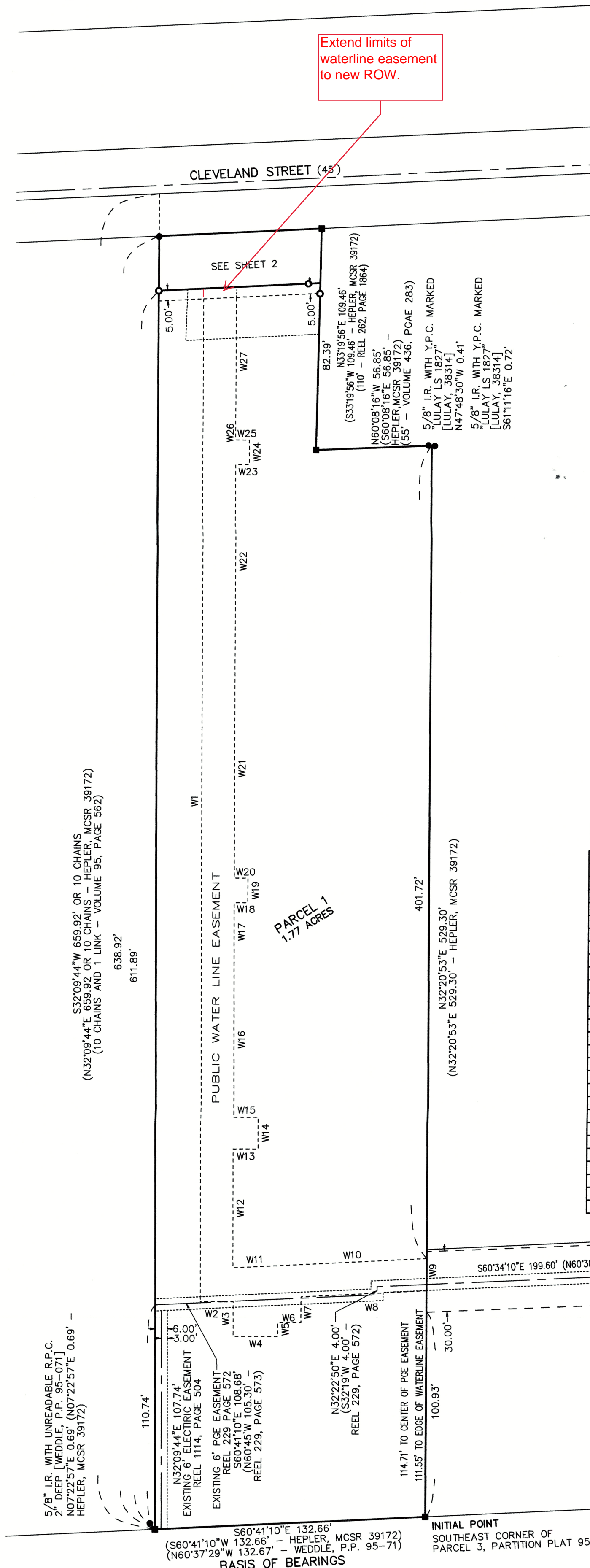
LINE	BEARING	DISTANCE
W1	S32°09'44"W	495.61'
W2	S57°54'28"E	16.13'
W3	S32°09'03"W	17.13'
W4	S57°50'15"E	21.88'
W5	N32°09'44"E	6.92'
W6	S57°50'16"E	11.25'
W7	N32°09'44"E	12.74'
W8	S60°47'59"E	61.67'
W9	N32°20'53"E	16.02'
W10	N60°47'59"W	73.15'
W11	N60°47'59"W	21.87'
W12	N32°09'44"E	58.68'
W13	S57°50'16"E	12.22'
W14	N32°09'51"E	15.70'
W15	N57°50'16"W	12.13'
W16	N32°09'44"E	76.85'
W17	N32°09'44"E	29.26'
W18	S57°50'16"E	6.71'
W19	N32°09'44"E	12.16'
W20	N57°50'16"W	6.71'
W21	N32°09'44"E	108.89'
W22	N32°14'08"E	95.52'
W23	S57°50'16"E	6.71'
W24	N31°35'03"E	12.12'
W25	N57°50'16"W	6.71'
W26	N32°09'45"E	6.91'
W27	N32°09'44"E	63.50'

NOTE:

1) SEE SURVEYOR'S CERTIFICATE ON SHEET 2

NARRATIVE

The purpose of this survey is to monument a property line adjustment in the form of a replat as approved by City of Woodburn Property Line Adjustment Case No. 2020-02. This approval consolidates existing lots into one Parcel and vacate certain easements. This Replat is based on and uses my existing boundary from my previous survey (MCSR 39172).



INITIAL POINT
 SOUTHEAST CORNER OF
 PARCEL 3, PARTITION PLAT 95-71

S60°41'10"E 132.66' - HEPLER, MCSR 39172
 N60°37'29"W 132.67' - WEDDLE, P.P. 95-71
BASIS OF BEARINGS

PORTLAND ROAD PACIFIC HIGHWAY 99E (80')

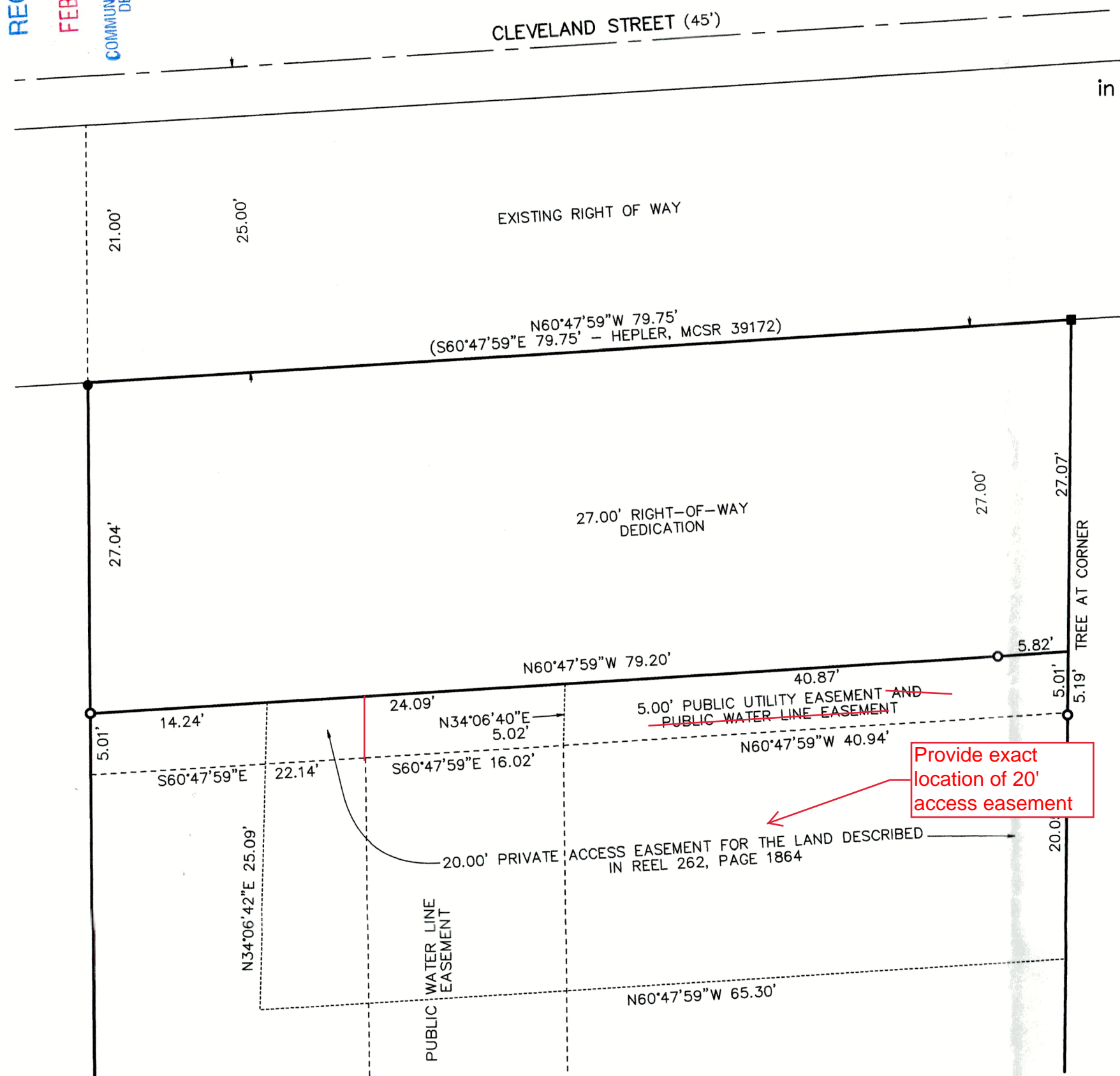
RECEIVED
 FEB 02 2022

RECEIVED
 FEB 10 2022
 COMMUNITY DEVELOPMENT
 DEPARTMENT
 MARION COUNTY SURVEYOR

PP22-011

RECEIVED
FEB 10 2022
COMMUNITY DEVELOPMENT
DEPARTMENT

Partition Plat No. _____
FOR
RSS ARCHITECTURE
in the SOUTHEAST 1/4 of SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN
CITY OF WOODBURN, MARION COUNTY, OREGON
JANUARY 24, 2022



LEGEND

- = Found Monument as noted, flush with ground surface and in good condition unless otherwise noted
- = Set 5/8"X30" Iron Rod with Yellow Plastic Cap Marked "AZIMUTH SURVEYING", set flush, unless otherwise noted
- = Found 5/8"X30" Iron Rod with Yellow Plastic Cap Marked "AZIMUTH SURVEYING", Flush and in good condition unless otherwise noted. [Hepler, MCSR 39172]
- () = Data of Record
- { } = Data Computed from one or more Record Sources as noted
- [] = Surveyor, File Number for survey in which monument probably originated
- I.P. = Iron Pipe
- I.R. = Iron Rod
- I.B. = Iron Bar
- Y.P.C. = Yellow Plastic Cap
- R.P.C. = Red Plastic Cap
- P.P. = Partition Plat
- x - x - = Fence

SCALE : 1" = 10'

NOTE:
1) SEE NARRATIVE ON SHEET 1

HERE FOR COMPLIANCE WITH MARION COUNTY SURVEYOR'S MAP STANDARDS ONLY

- ° = Degrees
- ' = Feet or minutes, except where context indicates otherwise
- " = Inches or seconds depending on context
- ± = More or Less
- N = In the context of bearings, North
- E = In the context of bearings, East
- S = In the context of bearings, South
- W = In the context of bearings, West
- MCSR 39172 = MCSR MCSR 39172 or MCSR XXXXX
- 38314 = MCSR 38314 or MCSR XXXXX
- 20674 = MCSR 20674 or MCSR XXXXX
- M.R. = MARKET ROAD
- No. = Number
- = Lines of properties surveyed or described as a result of this survey
- - - = Centerline
- - - - - = Lines not of properties surveyed or described as a result of this survey
- - - - - = Lines for ties, reference, previous lines, easements or other as context indicates
- - - - - = Lines for ties, reference, previous lines, easements or other as context indicates
- - - - - = Lines for ties, reference, previous lines, easements or other as context indicates
- - - - - = Dimension lines or indicator lines
- - - - - = Dimension lines often referred to as "crows feet"

APPROVAL & ACCEPTANCE OF DEDICATION

CHAIRMAN WOODBURN PLANNING COMMISSION DATE
PROPERTY LINE ADJUSTMENT CASE NO. 2020-02

APPROVALS

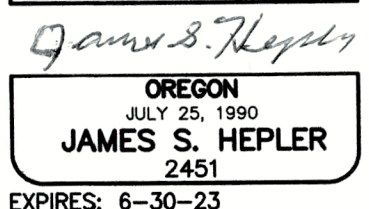
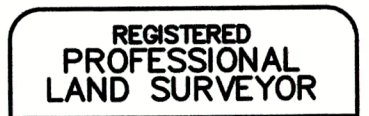
Chris Kerr, City of Woodburn, Community Director DATE

MARION COUNTY SURVEYOR DATE

MARION COUNTY ASSESSOR DATE

Taxes have been paid to _____

MARION COUNTY TAX COLLECTOR DATE



SURVEYOR'S CERTIFICATE

I, James S. Hepler, certify that I have correctly surveyed and marked with proper monuments the land represented on the herewith partition map, which is described as follows:

Beginning at the initial point which is marked by a 5/8" by 30" iron rod at the southeast corner of the tract of land conveyed to Jimmy Douglas Templeton Trust and Gwendolyn May Templeton Trust by Reel 3337, Page 286 of Marion County Deed Records, Oregon, and which is the southeast corner of Parcel 3, Partition Plat 95-71, Marion County, Oregon and running thence North 32°20'53" East along the southeasterly line of said Jimmy Douglas Templeton Trust and Gwendolyn May Templeton Trust and along the southeast line of Parcel II conveyed to Jimmy Douglas Templeton and Gwendolyn May Templeton, a distance of 529.30 feet to the northeast corner of said Parcel II; thence North 60°08'16" West along the northeasterly line of said Parcel II, a distance of 56.85 feet to a 5/8" iron rod at the southeast corner of Parcel I conveyed to Jimmy Douglas Templeton and Gwendolyn May Templeton; thence North 33°19'56" East along the southeasterly line of said Parcel I, a distance of 109.46 feet to a 5/8" iron rod on the south line of Cleveland Street; thence North 60°47'59" West along the south line of Cleveland Street, a distance of 79.75 feet to a 5/8" iron rod at the northwesterly line of said Parcel I; thence South 32°09'44" West along the northwesterly line of said Parcel I and said Parcel II and along the northwesterly line of said Jimmy Douglas Templeton Trust and Gwendolyn May Templeton Trust, a distance of 638.92 feet to a 5/8" iron rod at the southwest corner of said Jimmy Douglas Templeton Trust and Gwendolyn May Templeton Trust; thence South 60°41'10" East along the southwesterly line of said Jimmy Douglas Templeton Trust and Gwendolyn May Templeton Trust, a distance of 132.66 feet to the initial point; and containing 1.82 acres, more or less.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that we, Jimmy Douglas Templeton, Gwendolyn May Templeton, Jimmy Douglas Templeton, Trustee of the Jimmy Douglas Templeton Trust and Gwendolyn May Templeton, Trustee of the Gwendolyn May Templeton Trust, being the owners of and desiring to dispose of the land shown hereon in parcels, have caused the same to be replatted and surveyed, in accordance with the provisions of Chapter 92 of the Oregon Revised Statutes, as shown on the hereon map. We hereby dedicate to the public the right-of-way shown and grant the easements as shown. We hereby vacate the easements as follows: the easement for utility purposes recorded in Reel 771, Page 132 of Marion County Deed Records, Oregon, the 10 foot wide Sanitary Sewer Easement for Parcel 1 and 2 created by Partition Plat No. 95-71, the 10 foot wide Sanitary Sewer Easement for Parcel 2 created by Partition Plat No. 95-71, and the 30 foot Access and Utility Easement with Turn-around created by Partition Plat 95-71.

Jimmy Douglas Templeton Date
Gwendolyn May Templeton Date
Jimmy Douglas Templeton, Trustee Date
Gwendolyn May Templeton, Trustee Date

STATE OF OREGON }
MARION COUNTY } SS

I do certify that the attached Partition Plat No. _____ was received for record on the _____ day of _____, 2022, at _____ o'clock _____ M., and recorded in the Book of Partition Plats. It is recorded in Marion County Deed Records in Reel _____ at Page _____

Bill Burgess, Marion County Clerk

By: _____
Deputy County Clerk

STATE OF OREGON }
MARION COUNTY } SS

This instrument was acknowledged before me on this _____ day of _____, 2022, by the above signed Jimmy

Douglas Templeton, Gwendolyn May Templeton and Jimmy Douglas Templeton, Trustee of the Jimmy Douglas Templeton Trust and Gwendolyn May Templeton, Trustee of the the Gwendolyn May Templeton Trust.

Notary Signature

NOTARY PUBLIC - OREGON PRINT NAME

Commission No. _____

My commission expires _____

AZIMUTH SURVEYING
2015 Market Street, NE
Salem, Oregon 97301
Phone (503) 364-0026
Project No. 19-060

RECEIVED
FEB 10 2022
COMMUNITY DEVELOPMENT
DEPARTMENT
MARION COUNTY SURVEYOR