



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: 2/2/24

Attention: Planning

RE: **REVISED #2 – UPDATED**

Dove Landing

Tracking # SP23-007 (PUD 2020-02, SUB
2020-03, & ZC 2020-03)

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"/> 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	2/2/24	REVISED #2 - UPDATED Paper check print for your review

THESE ARE TRANSMITTED:

PLEASE DO THE FOLLOWING:

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

- 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 .

Thank you!

COPY TO: In progress file



Transmittal

DATE: January 30, 2024
 TO: Marion County Surveyor's Office
 Kent Inman
 5155 Silverton Rd NE
 Salem OR 97305
 RE: Dove Landing
 PROJECT NO: 147-002

Via:
 Messenger: Mail Overnight Pick-up Electronic
 Rush / Route
 Fax _____ pages (including this page) Fax No.

Transmitted:
 FOR APPROVAL FOR REVIEW
 FOR YOUR USE AS REQUESTED

Attached:

COPIES	DESCRIPTION
5	Dove Landing Plat resubmittal

REMARKS: *Updated Plat Note 7 + monumentation.*

SIGNED:
 Travis Jansen

RECEIVED
 JAN 31 2024

MARION COUNTY SURVEYOR

RECEIVED
JAN 31 2024

DOVE LANDING

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WOODBURN, MARION COUNTY, STATE OF OREGON

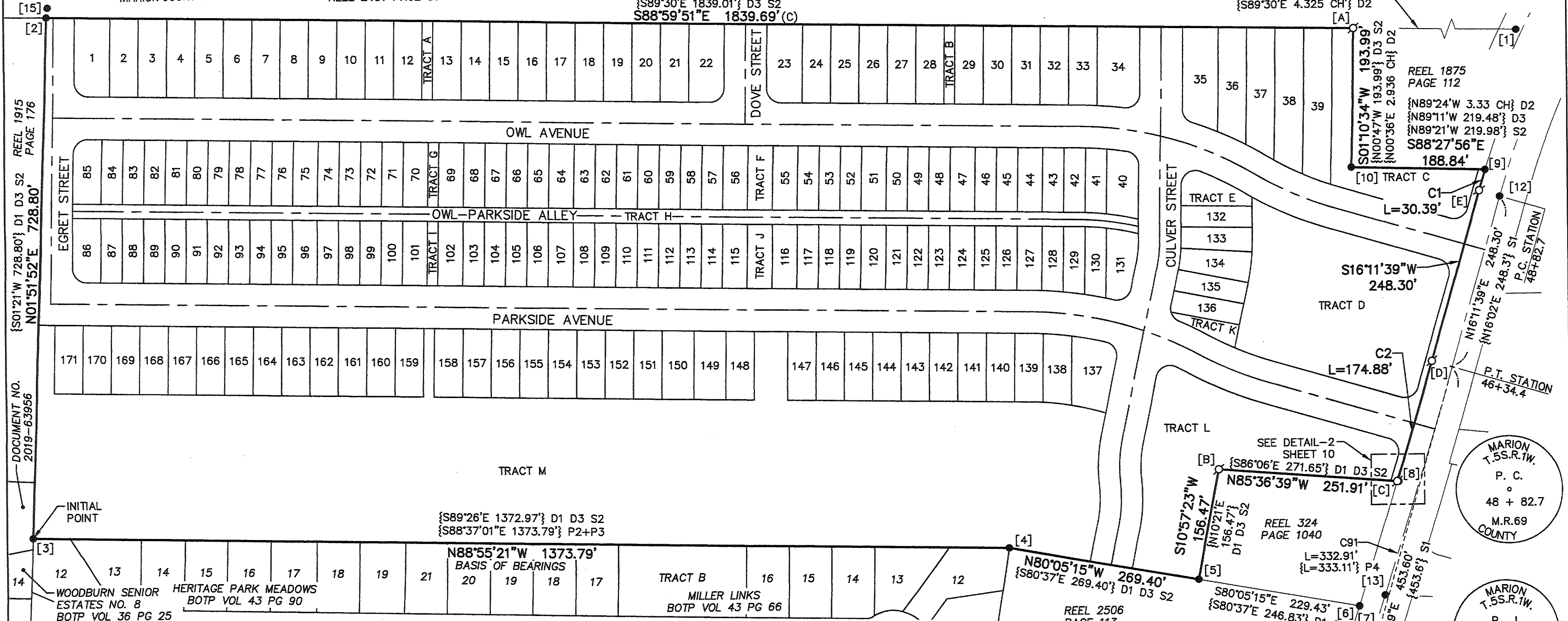
MARION COUNTY SURVEYOR

PARCEL 8
REEL 2431 PAGE 51

$\frac{2,125.24' \text{ MEASURED}}{\{2,124.46'\} S2} = \text{SCALE FACTOR } 1.000367152$

SURVEYED: JUNE 23, 2023

SEE DETAIL-1 SHEET 10 FOR
ADDITIONAL RIGHT-OF-WAY
MONUMENTS



DOCUMENT NO.
2019-63966

INITIAL POINT

WOODBURN SENIOR
ESTATES NO. 8
BOTP VOL 36 PG 25

HERITAGE PARK MEADOWS
BOTP VOL 43 PG 90

$\{S89'26'E\} 1372.97'\} D1\ D3\ S2$
 $\{S88'37'01'E\} 1373.79'\} P2+P3$

$\{N88'55'21'W\} 1373.79'$
BASIS OF BEARINGS
20 19 18 17

TRACT B
MILLER LINKS
BOTP VOL 43 PG 66

REEL 2506
PAGE 113

SEE DETAIL-2
SHEET 10

REEL 324
PAGE 1040

MARION
T.5S.R.1W.
P. C.
48 + 82.7
M.R.69
COUNTY

MARION
T.5S.R.1W.
P. I.
41 + 81.3
M.R.69
COUNTY

SHEET INDEX

1. PLAT BOUNDARY CURVE TABLE REFERENCES
2. LOTS 1-12, 70-101 TRACTS A, G, AND I PORTIONS OF TRACT H CURVE TABLE
3. LOTS 13-24, 53-69, 102-118 TRACTS F AND J PORTIONS OF TRACT H CURVE TABLE
4. LOTS 25-34, 40-52, 119-131 TRACT B PORTIONS OF TRACT H CURVE TABLE
5. LOTS 35-39, 132-136 TRACTS C, D, E, AND K CURVE TABLE
6. TRACT L CURVE TABLE
7. LOTS 137-147 PORTIONS OF TRACT M DETAIL-5 CURVE TABLE
8. LOTS 148-158 PORTIONS OF TRACT M
9. LOTS 159-171 PORTIONS OF TRACT M
10. DETAIL-1 DETAIL-2 DETAIL-3 CURVE TABLE
11. DETAIL-4
12. SURVEYOR'S CERTIFICATE MONUMENT REFERENCE NOTES PLAT NOTES NARRATIVE
13. DECLARATION ACKNOWLEDGEMENT CONSENT AFFIDAVIT APPROVAL AND ACCEPTANCE OF DECLARATION

REFERENCES

D1	DEED DOCUMENT REEL 324 PAGE 1040	OCT 1983
D2	DEED DOCUMENT REEL 1875 PAGE 112	OCT 1995
D3	DEED DOCUMENT REEL 1874 PAGE 324	NOV 2001
P1	PLAT OF "TUKWILA"	1993 BARKER
P2	PLAT OF "MILLER LINKS"	1999 GAGE
P3	PLAT OF "HERITAGE PARK MEADOWS"	2000 FIELDING
P4	PARTITION PLAT NO. 2018-010	2018 HEPLER
S1	MCSR 2,355	1930 LEVACK
S2	MCSR 19,515	1966 BATES
S3	MCSR 36,846	2005 ANDREWS

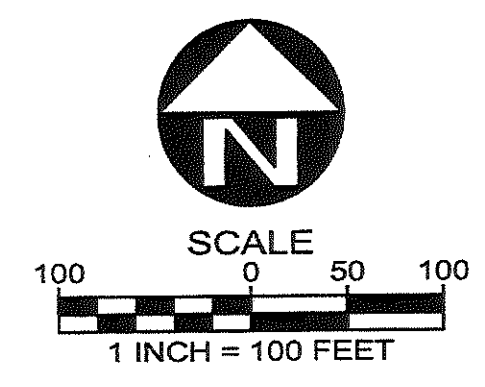
LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON: JUNE 23, 2023
- FOUND MONUMENT, AS NOTED
- [] MONUMENT NUMBER, SEE MONUMENT REFERENCE NOTES AND NARRATIVE ON SHEET 12
- (C) CALCULATED DISTANCE WITH SCALE FACTOR
- BOTP BOOK OF TOWN PLATS
- MCSR MARION COUNTY SURVEY RECORD
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- P.T. POINT OF TANGENCY

RECORD CURVE DATA

{C91}	R=11459.16' L=333.11' D=1'39'56" CH=N17'18'47"E 333.10'
P4	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1462.50'	30.39'	1'11'26"	30.39'	S16'47'22"W
C2	11429.91'	174.88'	0'52'36"	174.88'	S16'37'57"W
C91	11459.16'	332.91'	1'39'52"	332.90'	S17'01'35"W



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484

JOB NO. 147-002
SHEET 1 OF 13

1/25/2024

DOVE LANDING

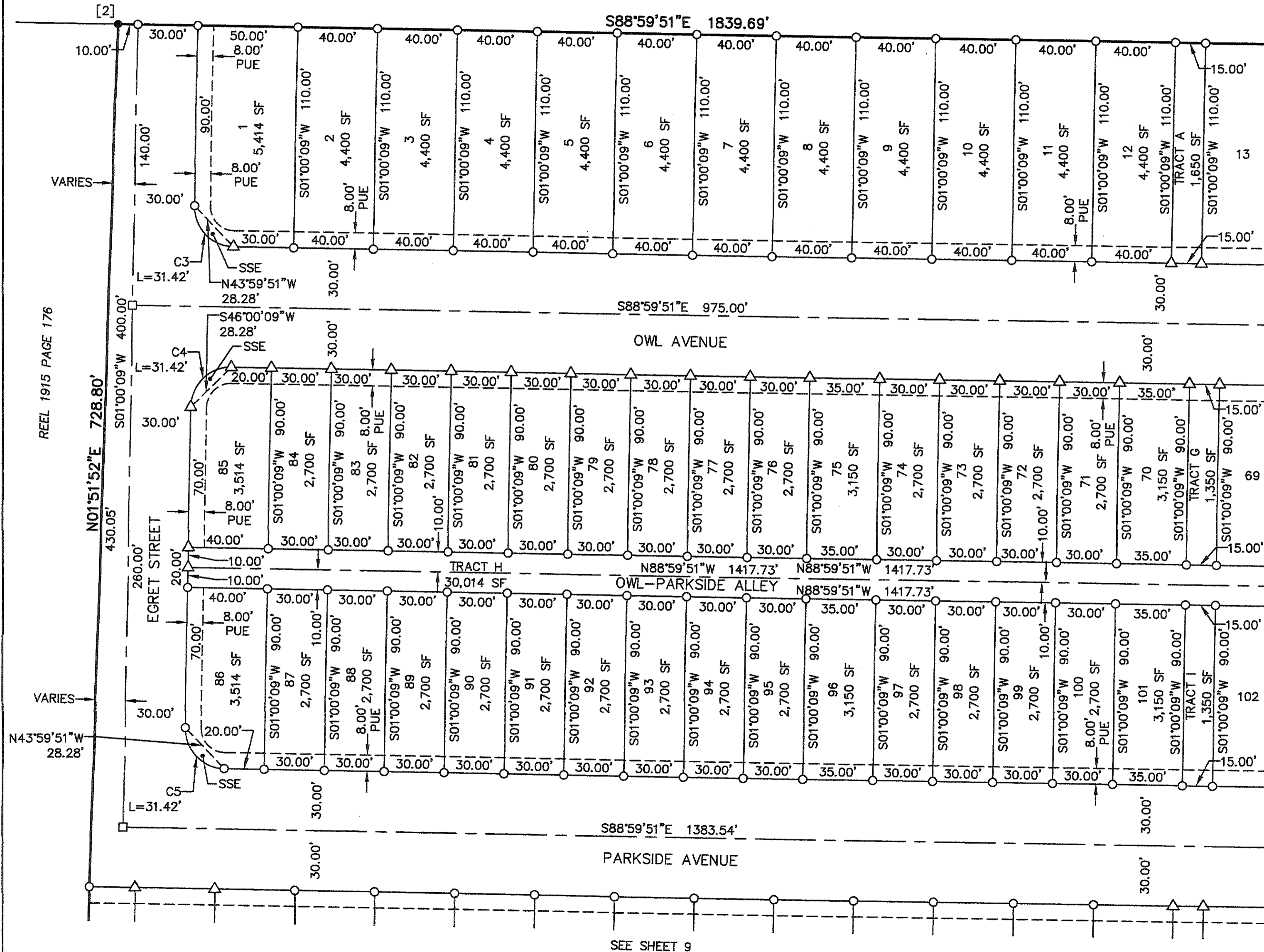
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WOODBURN, MARION COUNTY, STATE OF OREGON

SURVEYED: JUNE 23, 2023

PARCEL 8
REEL 2431 PAGE 51

LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP
INSCRIBED "PACIFIC COMMUNITY DESIGN"
SET ON: DECEMBER 13, 2023
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP
FLUSH WITH STREET
INSCRIBED "PACIFIC COMMUNITY DESIGN"
SET ON: DECEMBER 13, 2023
- △ SET 1" DIAMETER BRASS DISK IN CONCRETE
INSCRIBED "PACIFIC COMMUNITY DESIGN"
SET ON: DECEMBER 13, 2023
- FOUND MONUMENT, AS NOTED
- [] MONUMENT NUMBER, SEE MONUMENT REFERENCE
NOTES ON SHEET 12
- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- SSE STORM SEWER EASEMENT TO BENEFIT THE CITY OF
WOODBURN
- X- FENCE LINE



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C3	20.00'	31.42'	90°00'00"	28.28'	S43°59'51"E
C4	20.00'	31.42'	90°00'00"	28.28'	S46°00'09"W
C5	20.00'	31.42'	90°00'00"	28.28'	S43°59'51"E

SEE SHEET 3

RECEIVED

JAN 31 2024

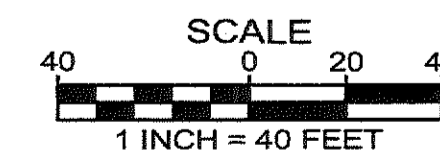
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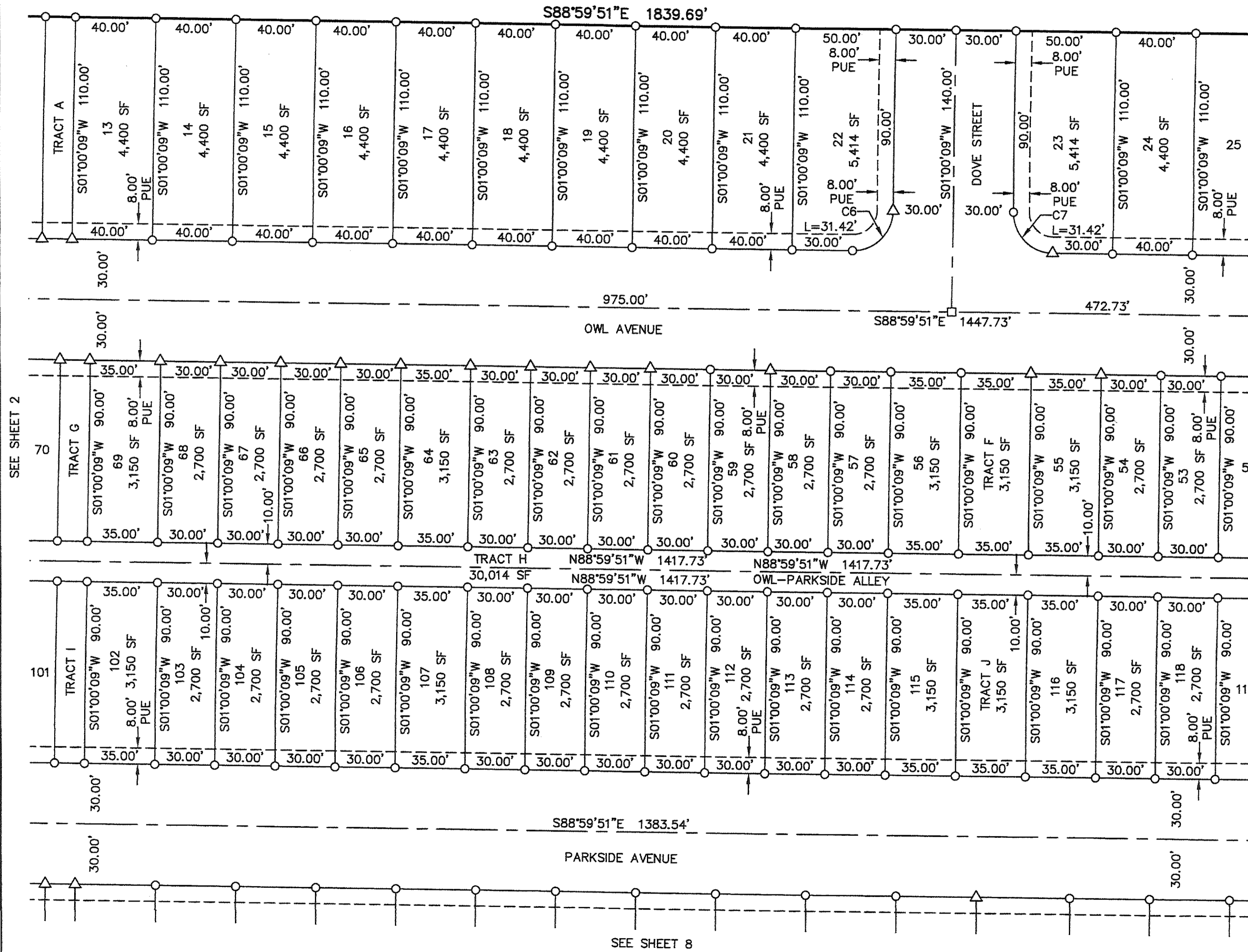
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PARCEL 8
REEL 2431 PAGE 51

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- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C6	20.00'	31.42'	90°00'00"	28.28'	N46°00'09"E
C7	20.00'	31.42'	90°00'00"	28.28'	S43°59'51"E



SEE SHEET 2

SEE SHEET 4

RECEIVED
JAN 31 2024

MARION COUNTY SURVEYOR



SCALE
1 INCH = 40 FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

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SHEET 3 OF 13

DOVE LANDING

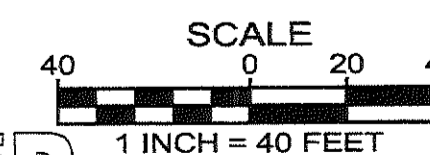
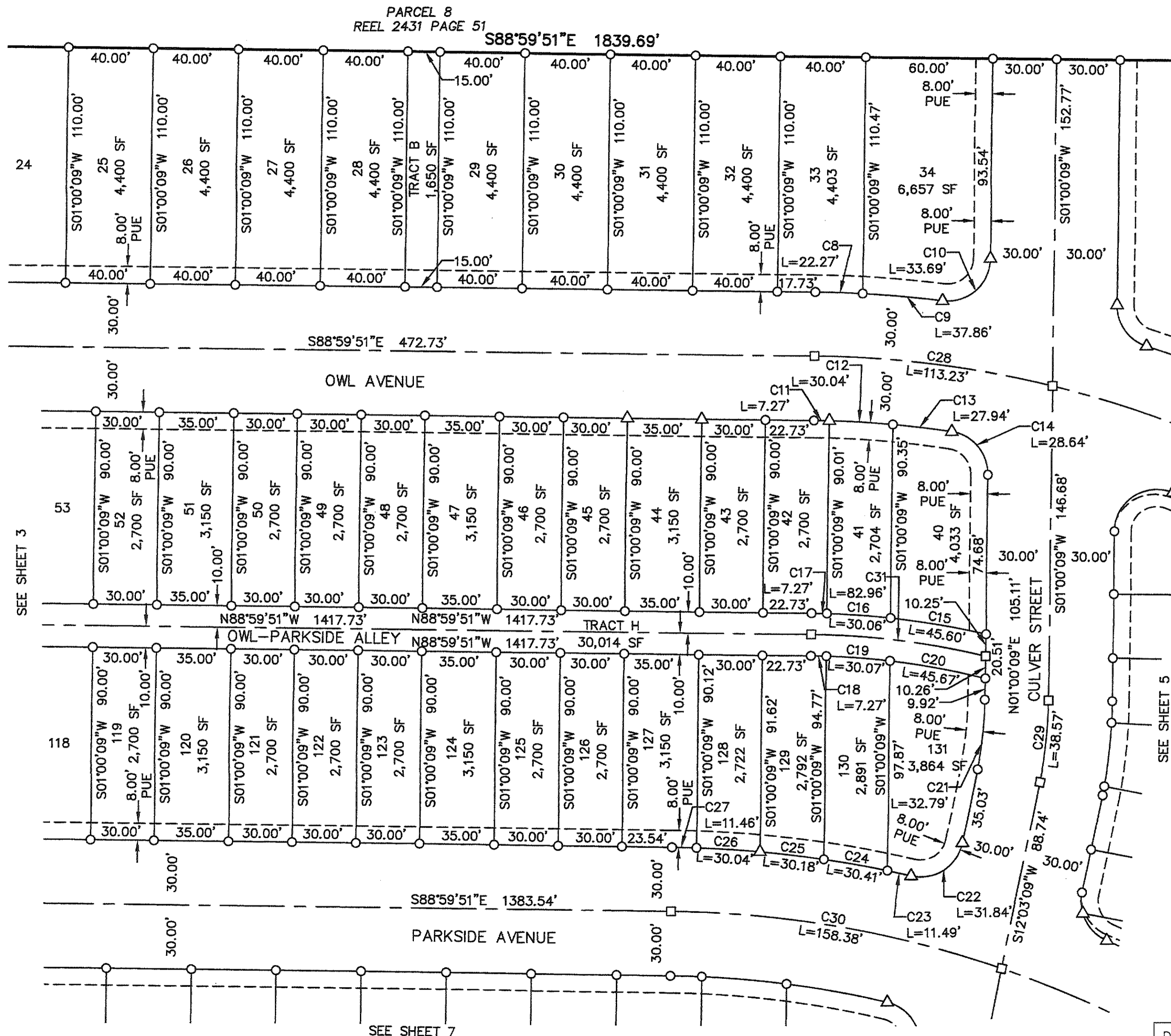
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- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C8	530.00'	22.27'	2°24'28"	22.27'	S87°47'37"E
C9	530.00'	37.86'	4°05'34"	37.85'	S84°32'36"E
C10	20.00'	33.69'	96°30'02"	29.84'	N49°15'10"E
C11	470.00'	7.27'	0°53'09"	7.27'	N88°33'17"W
C12	470.00'	30.04'	3°39'43"	30.03'	N86°16'51"W
C13	470.00'	27.94'	3°24'21"	27.93'	N82°44'49"W
C14	20.00'	28.64'	82°02'47"	26.25'	N40°01'15"W
C15	380.00'	45.60'	6°52'30"	45.57'	N79°55'55"W
C16	380.00'	30.06'	4°31'56"	30.05'	N85°38'09"W
C17	380.00'	7.27'	1°05'45"	7.27'	N88°26'59"W
C18	360.00'	7.27'	1°09'24"	7.27'	N88°25'09"W
C19	360.00'	30.07'	4°47'07"	30.06'	N85°26'54"W
C20	360.00'	45.67'	7°16'05"	45.64'	N79°25'18"W
C21	170.00'	32.79'	11°03'00"	32.74'	N06°31'39"E
C22	20.00'	31.84'	91°13'42"	28.59'	N57°40'00"E
C23	530.00'	11.49'	1°14'31"	11.49'	S77°20'25"E
C24	530.00'	30.41'	3°17'16"	30.41'	S79°36'18"E
C25	530.00'	30.18'	3°15'44"	30.17'	S82°52'48"E
C26	530.00'	30.04'	3°14'52"	30.04'	S86°08'05"E
C27	530.00'	11.46'	1°14'20"	11.46'	S88°22'41"E
C28	500.00'	113.23'	12°58'32"	112.99'	S82°30'35"E
C29	200.00'	38.57'	11°03'00"	38.51'	S06°31'39"W
C30	500.00'	158.38'	18°08'56"	157.72'	S79°55'23"E
C31	370.00'	82.96'	12°50'48"	82.79'	N82°34'27"W



1/25/2024

REGISTERED PROFESSIONAL LAND SURVEYOR

Travis C. Jansen

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

RECEIVED

JAN 31 2024

MARION COUNTY SURVEYOR

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484

JOB NO. 147-002
SHEET 4 OF 13

DOVE LANDING

PARCEL 8
REEL 2431 PAGE 51

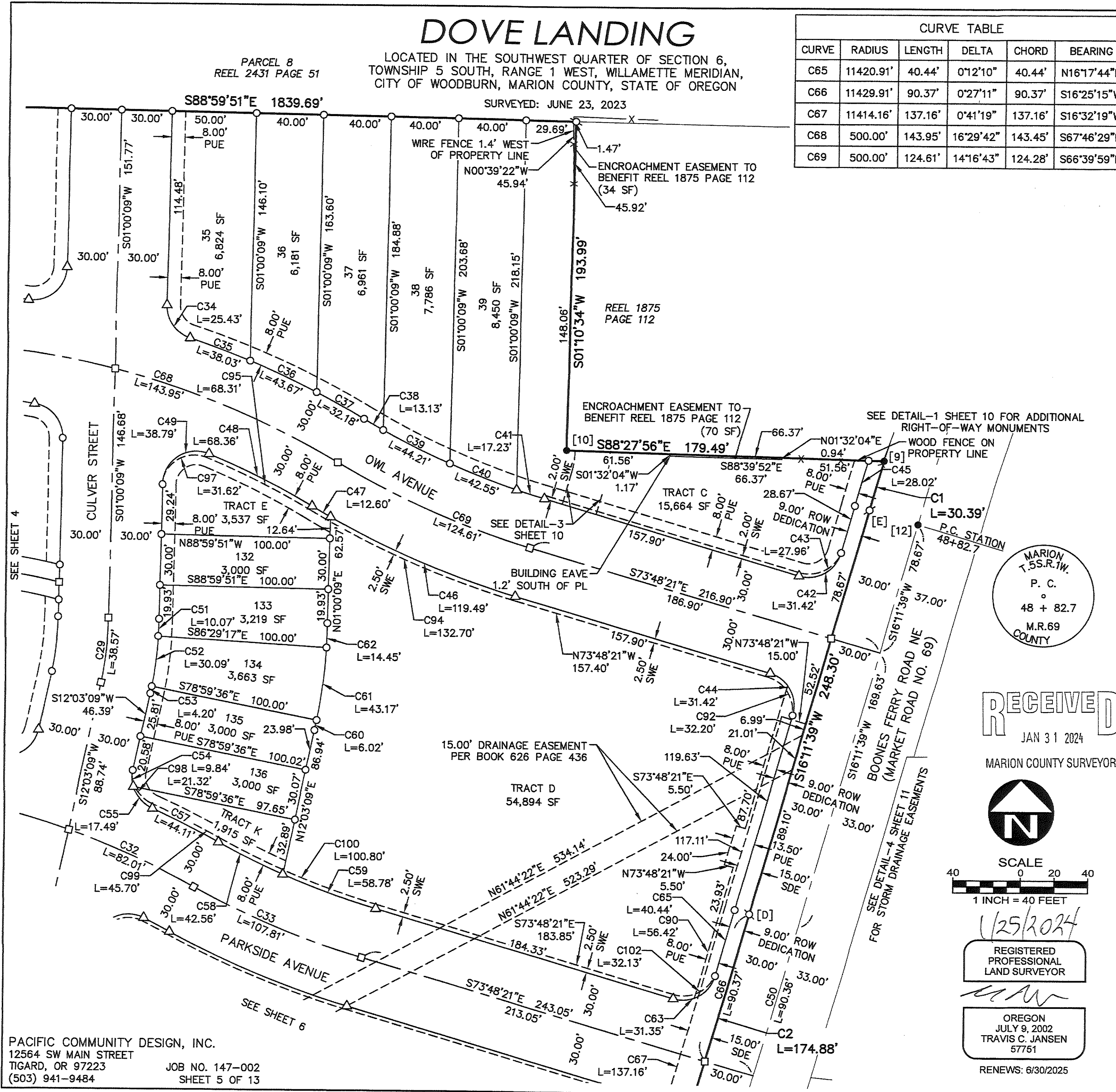
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CITY OF WOODBURN, MARION COUNTY, STATE OF OREGON

SURVEYED: JUNE 23, 2023

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C65	11420.91'	40.44'	0°12'10"	40.44'	N16°17'44"E
C66	11429.91'	90.37'	0°27'11"	90.37'	S16°25'15"W
C67	11414.16'	137.16'	0°41'19"	137.16'	S16°32'19"W
C68	500.00'	143.95'	16°29'42"	143.45'	S67°46'29"E
C69	500.00'	124.61'	14°16'43"	124.28'	S66°39'59"E

LEGEND

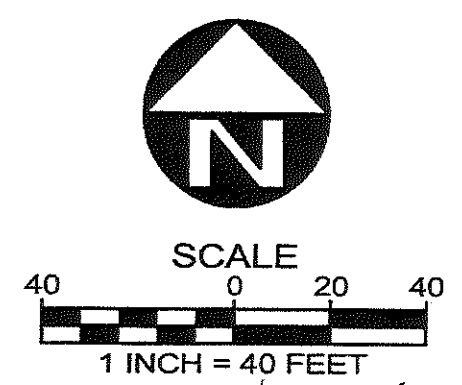
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON: DECEMBER 13, 2023
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- FOUND MONUMENT, AS NOTED
- [] MONUMENT NUMBER, SEE MONUMENT REFERENCE NOTES ON SHEET 12
- P.C. POINT OF CURVATURE
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- SDE DRAINAGE EASEMENT PER BOOK 645 PAGE 474
- SF SQUARE FEET
- SWE PUBLIC SIDEWALK EASEMENT
- X- FENCE LINE



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1462.50'	30.39'	1°11'26"	30.39'	S16°47'22"W
C2	11429.91'	174.88'	0°52'36"	174.88'	S16°37'57"W
C29	200.00'	38.57'	11°03'00"	38.51'	S06°31'39"W
C32	500.00'	82.01'	9°23'50"	81.91'	S66°09'00"E
C33	500.00'	107.81'	12°21'15"	107.60'	S67°37'43"E
C43	21.00'	27.96'	76°17'50"	25.94'	S68°02'44"W
C44	20.00'	31.42'	90°00'00"	28.28'	N28°48'21"W
C46	530.00'	119.49'	12°55'01"	119.23'	N67°20'50"W
C47	530.00'	12.60'	1°21'42"	12.60'	N60°12'28"W
C48	470.00'	68.36'	8°20'02"	68.30'	N63°41'39"W
C49	20.00'	38.79'	111°08'12"	32.99'	S56°34'15"W
C50	11459.16'	90.36'	0°27'07"	90.36'	S16°25'12"W
C51	230.00'	10.07'	2°30'34"	10.07'	S02°15'26"W
C52	230.00'	30.09'	7°29'41"	30.06'	S07°15'33"W
C53	230.00'	4.20'	1°02'45"	4.20'	S11°31'46"W
C54	20.00'	9.84'	28°10'53"	9.74'	S02°02'18"E
C55	20.00'	17.49'	50°05'28"	16.93'	S41°10'28"E
C57	530.00'	44.11'	4°46'07"	44.10'	S63°50'09"E
C58	470.00'	42.56'	5°11'17"	42.54'	S64°02'44"E
C59	470.00'	58.78'	7°09'58"	58.75'	S70°13'22"E
C60	330.00'	6.02'	1°02'45"	6.02'	N11°31'46"E
C61	330.00'	43.17'	7°29'41"	43.14'	N07°15'33"E
C62	330.00'	14.45'	2°30'34"	14.45'	N02°15'26"E
C63	20.00'	31.35'	89°47'50"	28.23'	N61°17'44"E

MARION T.S.S.R.1W.
P. C.
48 + 82.7
M.R.69
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SHEET 5 OF 13

DOVE LANDING

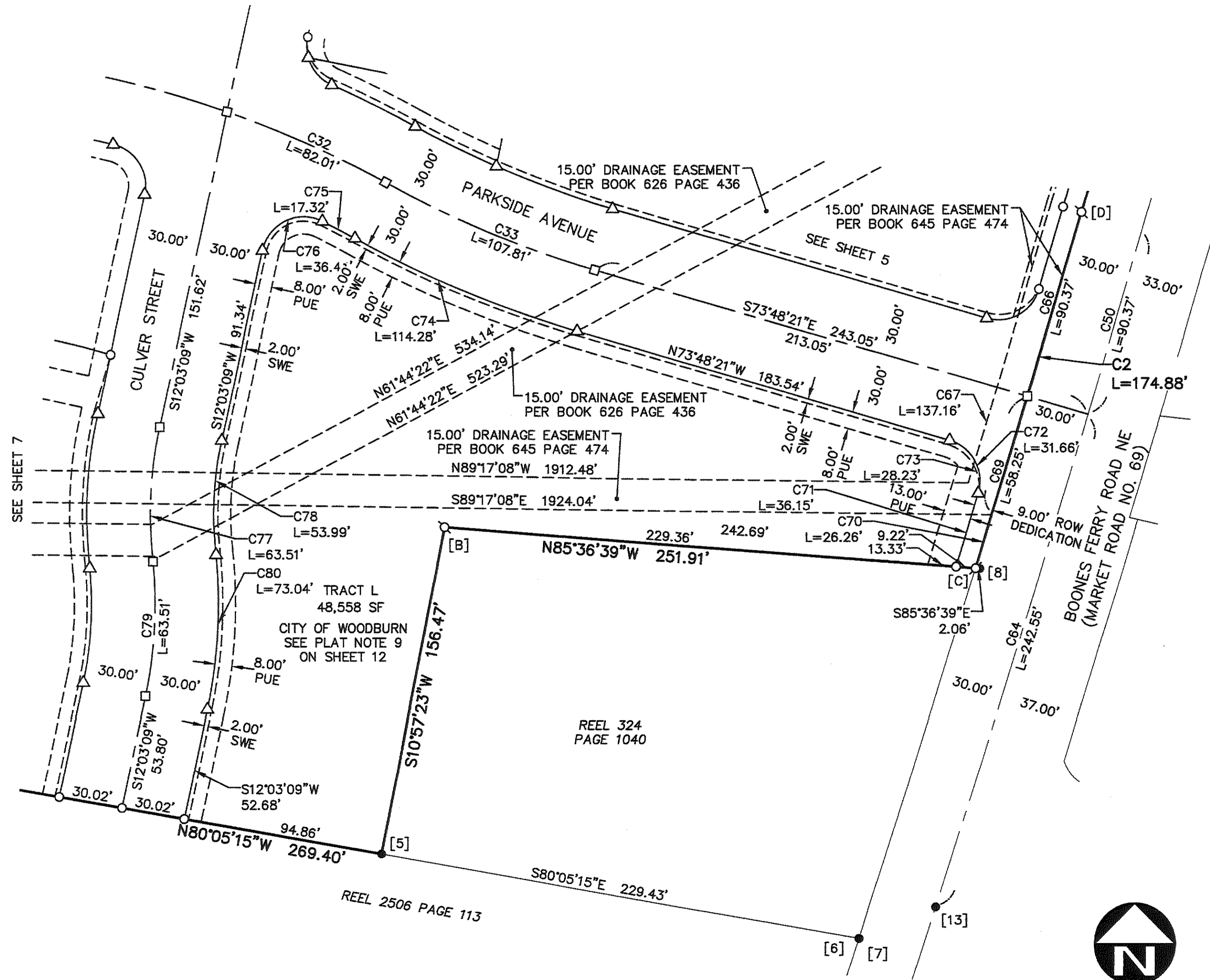
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SURVEYED: JUNE 23, 2023

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- SF SQUARE FEET
- SWE PUBLIC SIDEWALK EASEMENT
- X- FENCE LINE

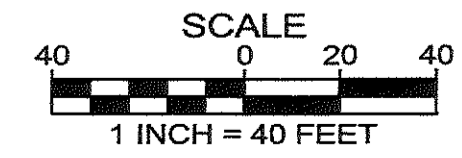
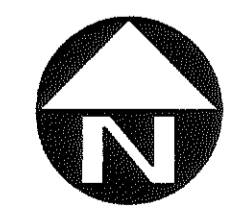
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C2	11429.91'	174.88'	0°52'36"	174.88'	S16°37'57"W
C32	500.00'	82.01'	9°23'50"	81.91'	S66°09'00"E
C33	500.00'	107.81'	12°21'15"	107.60'	S67°37'43"E
C50	11459.16'	90.37'	0°27'07"	90.37'	N16°25'12"E
C64	11866.47'	242.55'	1°10'16"	242.55'	N17°14'31"E
C66	11429.91'	90.37'	0°27'11"	90.37'	S16°25'15"W
C67	11414.16'	137.16'	0°41'19"	137.16'	S16°32'19"W
C69	11429.91'	58.25'	0°17'31"	58.25'	S16°47'36"W
C70	11429.91'	26.26'	0°07'54"	26.26'	S17°00'18"W
C71	11420.91'	36.15'	0°10'53"	36.15'	N16°59'25"E
C72	20.00'	31.66'	90°42'20"	28.46'	N28°27'11"W
C73	21.00'	28.23'	77°01'21"	26.15'	S35°17'40"E
C74	530.00'	114.28'	12°21'15"	114.06'	N67°37'43"W
C75	470.00'	17.32'	2°06'43"	17.32'	N62°30'27"W
C76	20.00'	36.44'	104°23'03"	31.60'	S64°14'40"W
C77	200.00'	63.51'	18°11'42"	63.25'	S02°57'18"W
C78	170.00'	53.99'	18°11'42"	53.76'	S02°57'18"W
C79	200.00'	63.51'	18°11'42"	63.25'	S02°57'18"W
C80	230.00'	73.04'	18°11'42"	72.73'	S02°57'18"W



SEE SHEET 7

REEL 2506 PAGE 113

REEL 324 PAGE 1040



1/25/2024
 REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON JULY 9, 2002
 TRAVIS C. JANSEN 57751
 RENEWS: 6/30/2025

RECEIVED
 JAN 31 2024
 MARION COUNTY SURVEYOR

PACIFIC COMMUNITY DESIGN, INC.
 12564 SW MAIN STREET
 TIGARD, OR 97223 (503) 941-9484
 JOB NO. 147-002
 SHEET 6 OF 13

DOVE LANDING

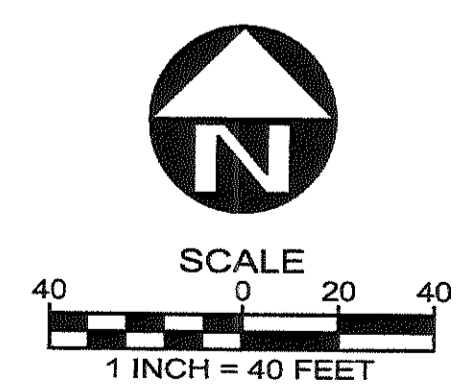
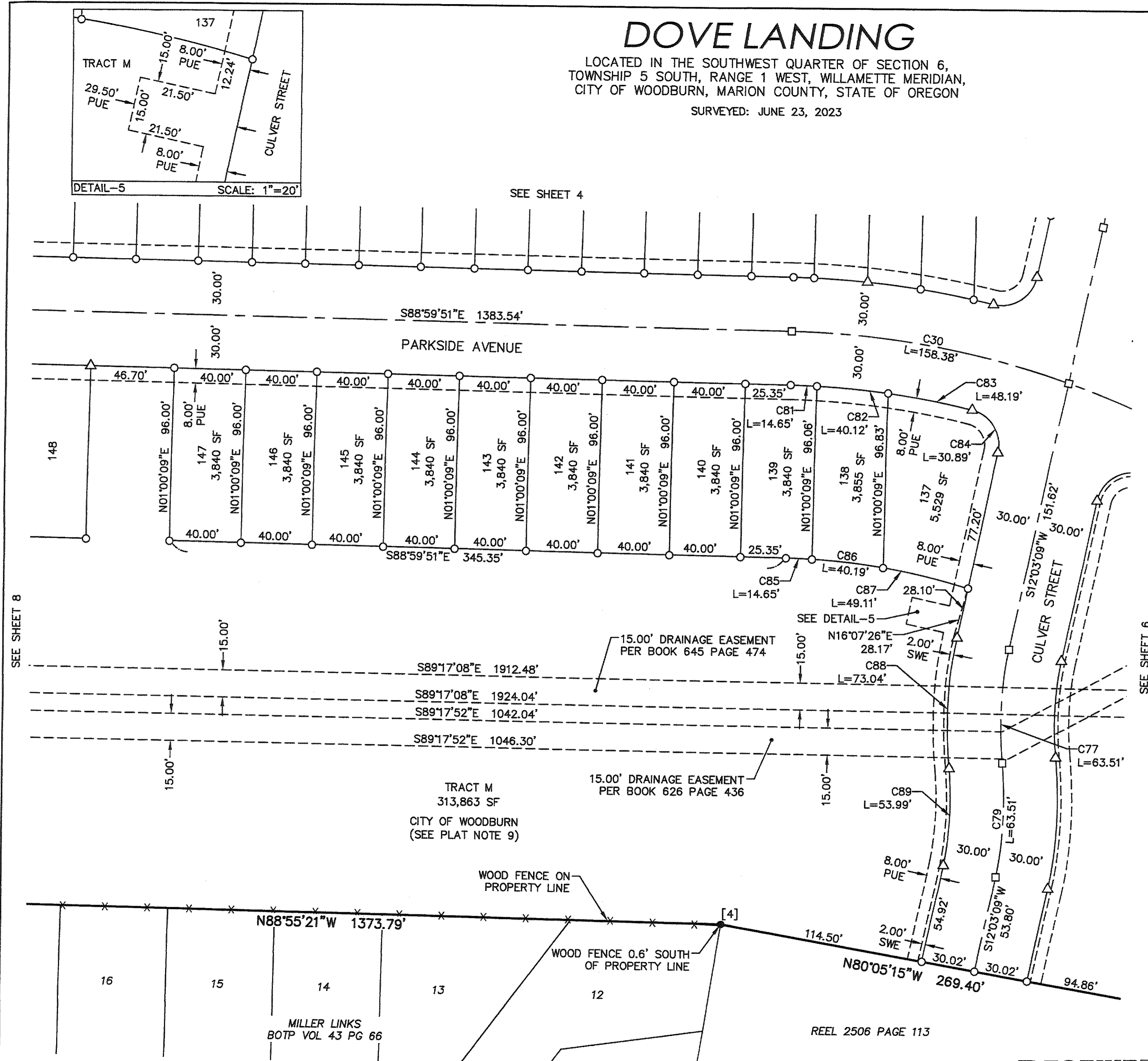
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WOODBURN, MARION COUNTY, STATE OF OREGON

SURVEYED: JUNE 23, 2023

LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON: DECEMBER 13, 2023
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP FLUSH WITH STREET INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON: DECEMBER 13, 2023
- △ SET 1" DIAMETER BRASS DISK IN CONCRETE INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON: DECEMBER 13, 2023
- FOUND MONUMENT, AS NOTED
- [] MONUMENT NUMBER, SEE MONUMENT REFERENCE NOTES ON SHEET 12
- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- SWE PUBLIC SIDEWALK EASEMENT
- BOTP BOOK OF TOWN PLATS
- X- FENCE LINE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C30	500.00'	158.38'	18°08'56"	157.72'	S79°55'23"E
C77	200.00'	63.51'	18°11'42"	63.25'	S02°57'18"W
C79	200.00'	63.51'	18°11'42"	63.25'	S02°57'18"W
C81	470.00'	14.65'	1°47'09"	14.65'	S88°06'17"E
C82	470.00'	40.12'	4°53'28"	40.11'	S84°45'58"E
C83	470.00'	48.19'	5°52'28"	48.17'	S79°23'00"E
C84	20.00'	30.89'	88°29'55"	27.91'	S32°11'49"E
C85	374.00'	14.65'	2°14'40"	14.65'	N87°52'31"W
C86	374.00'	40.19'	6°09'27"	40.17'	N83°40'28"W
C87	374.00'	49.11'	7°31'27"	49.08'	N76°50'01"W
C88	230.00'	73.04'	18°11'42"	72.73'	S02°57'18"W
C89	170.00'	53.99'	18°11'42"	53.76'	S02°57'18"W



1/25/2024

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

RECEIVED
JAN 31 2024
MARION COUNTY SURVEYOR

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484

JOB NO. 147-002
SHEET 7 OF 13

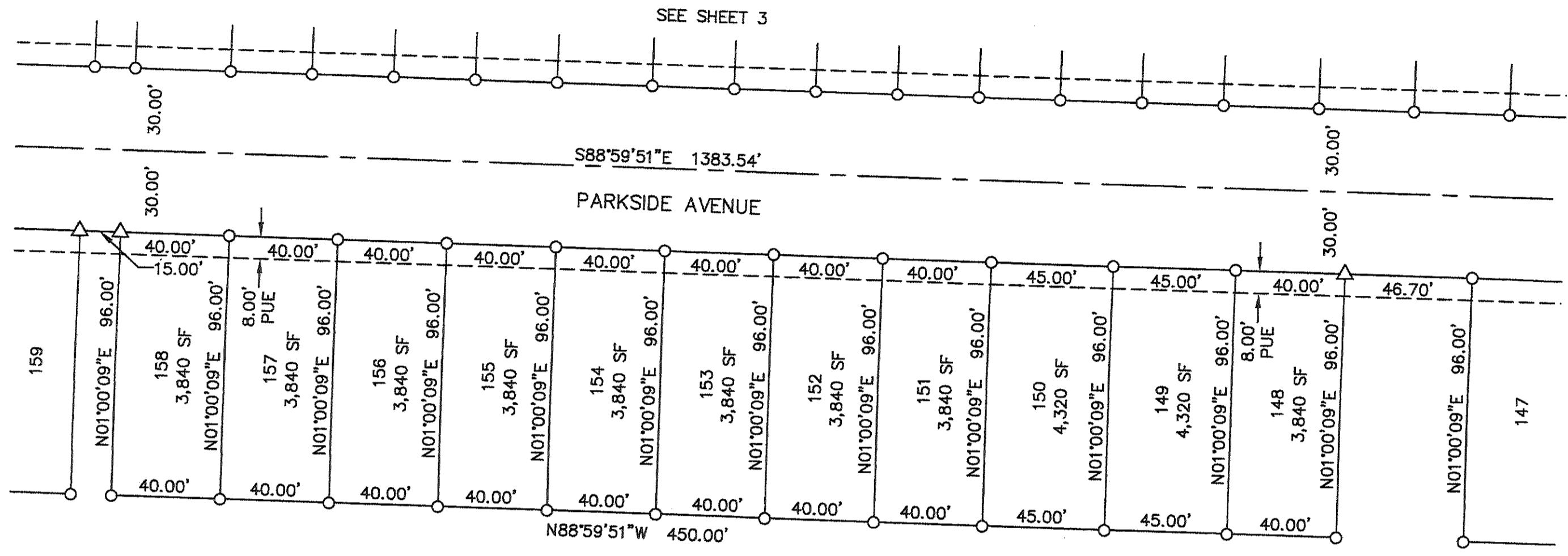
DOVE LANDING

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WOODBURN, MARION COUNTY, STATE OF OREGON

SURVEYED: JUNE 23, 2023

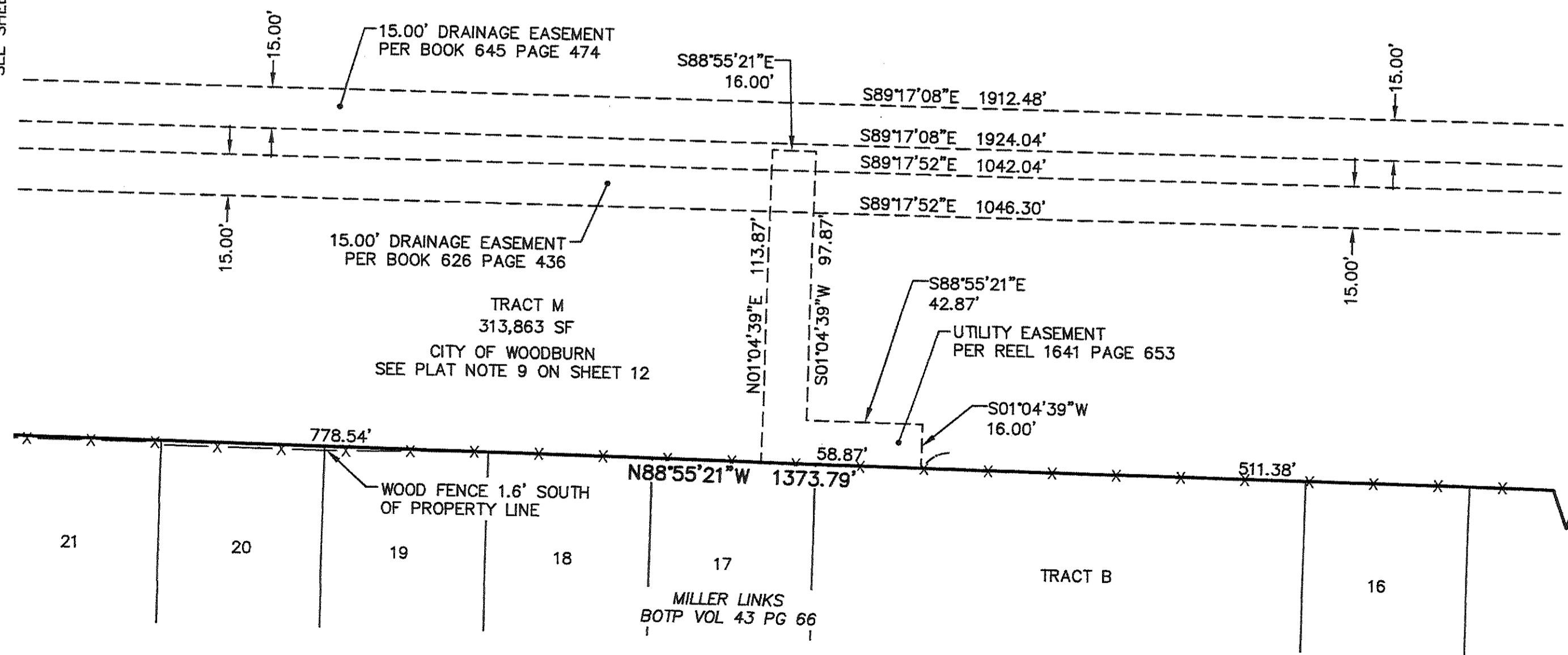
LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON: DECEMBER 13, 2023
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP FLUSH WITH STREET INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON: DECEMBER 13, 2023
- FOUND MONUMENT, AS NOTED
- [] MONUMENT NUMBER, SEE MONUMENT REFERENCE NOTES ON SHEET 12
- BOTP BOOK OF TOWN PLATS
- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- X- FENCE LINE



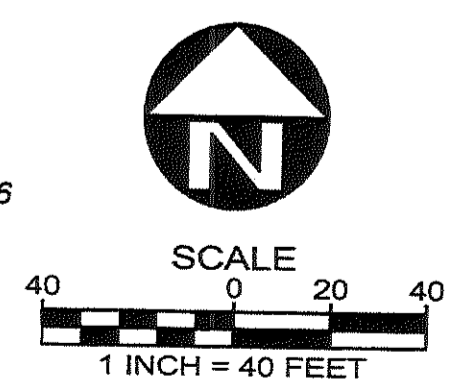
SEE SHEET 9

SEE SHEET 7



RECEIVED
JAN 31 2024
MARION COUNTY SURVEYOR

1/25/2024
REGISTERED PROFESSIONAL LAND SURVEYOR
TRAVIS C. JANSEN
57751
RENEWS: 6/30/2025



PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
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JOB NO. 147-002
SHEET 8 OF 13

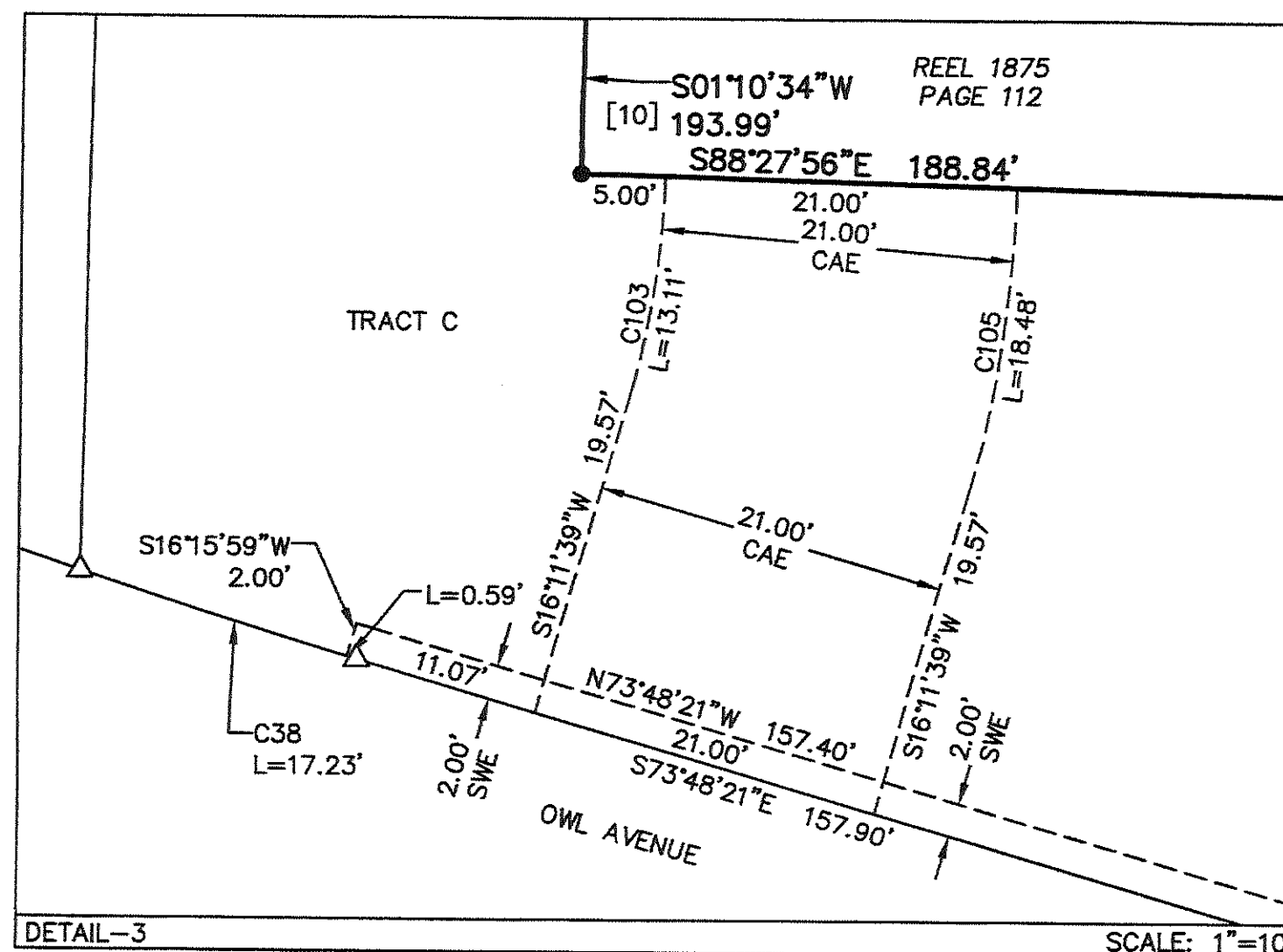
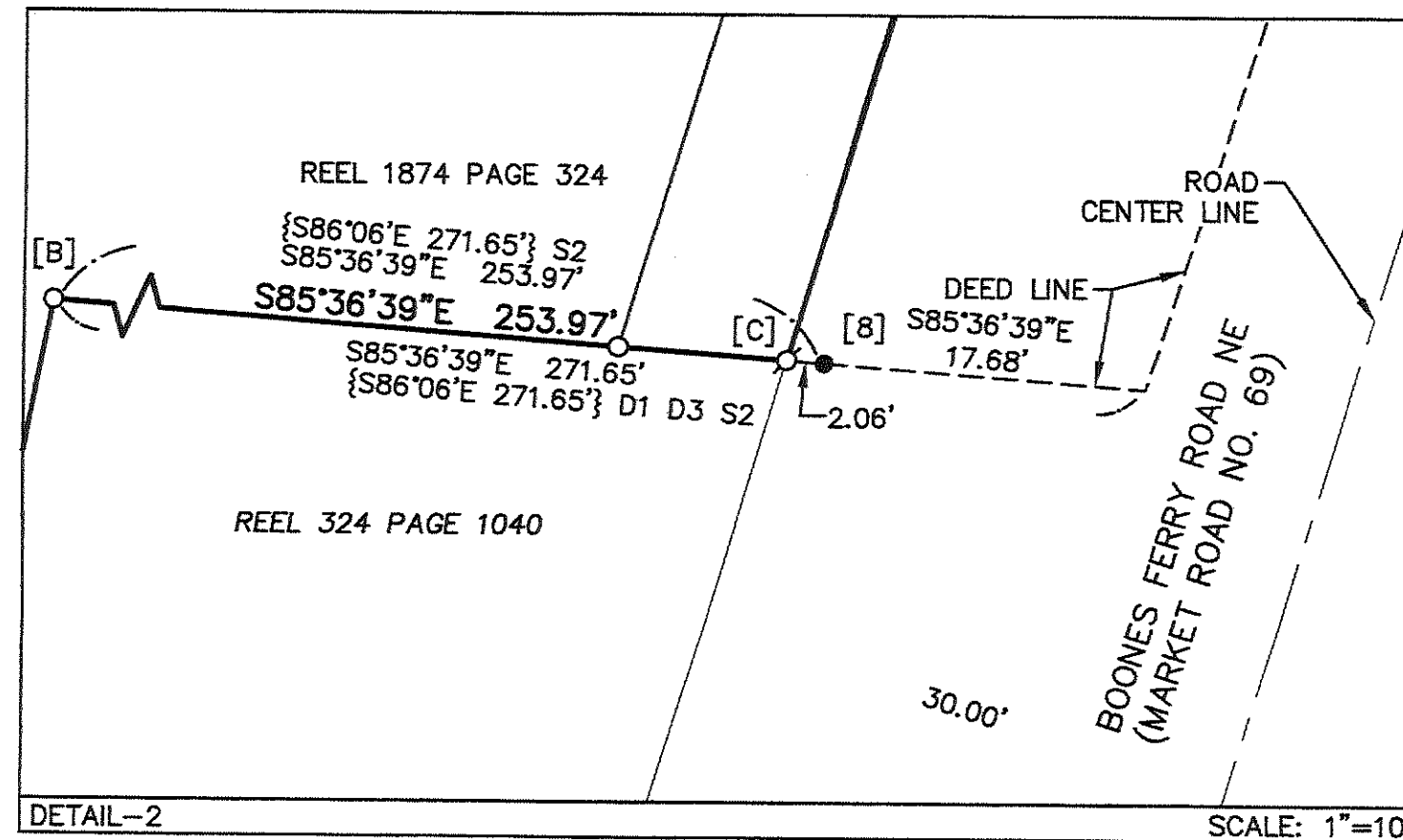
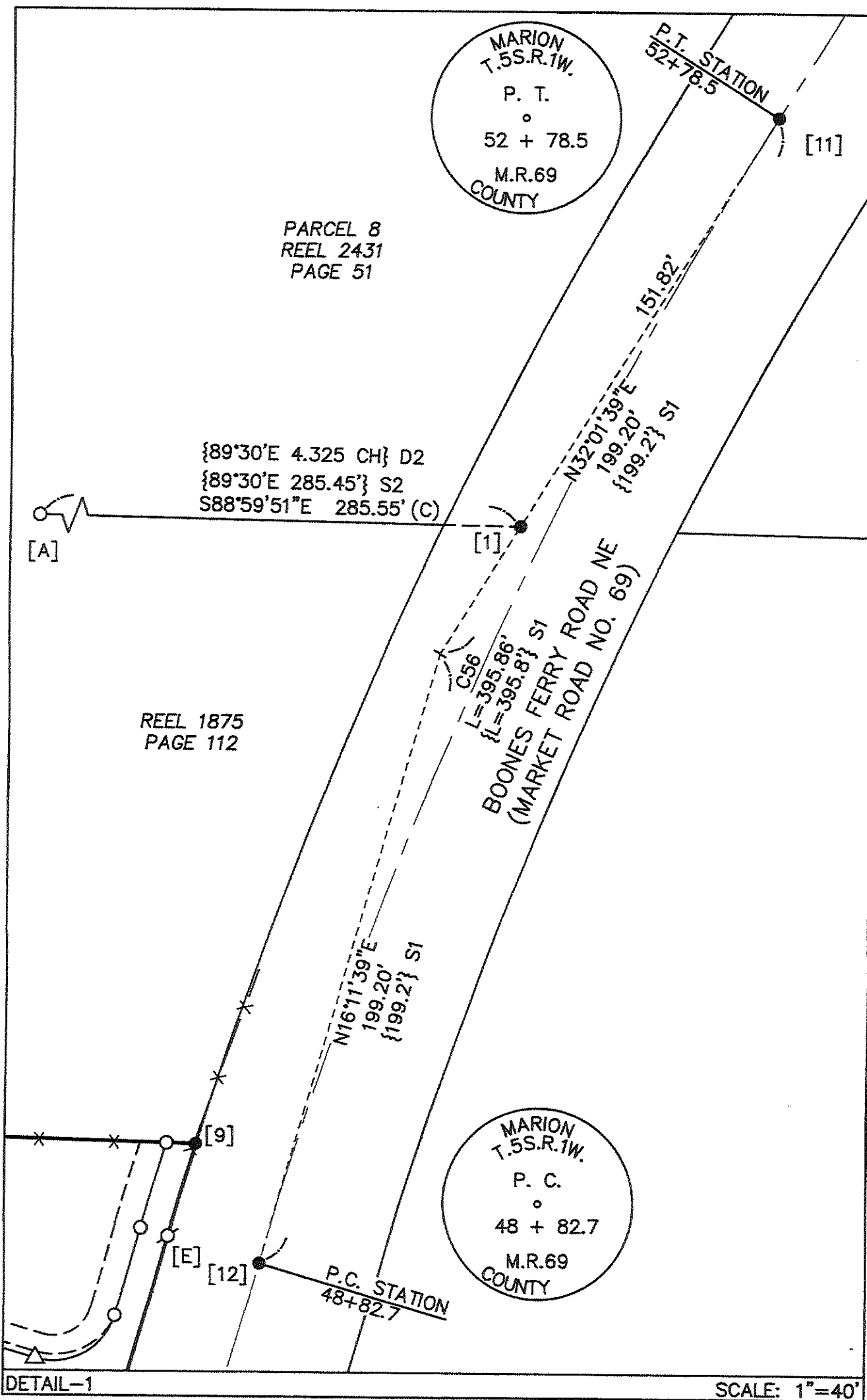
DOVE LANDING

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WOODBURN, MARION COUNTY, STATE OF OREGON

SURVEYED: JUNE 23, 2023

LEGEND

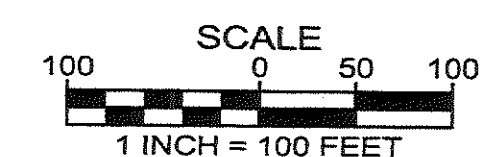
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- FOUND MONUMENT, AS NOTED
- [] MONUMENT NUMBER, SEE MONUMENT REFERENCE NOTES ON SHEET 12
- (C) CALCULATED DISTANCE WITH SCALE FACTOR
- BOTP BOOK OF TOWN PLATS
- CAE CROSS ACCESS EASEMENT TO BENEFIT REEL 1875 PAGE 112
- MCSR MARION COUNTY SURVEY RECORD
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- SWE PUBLIC SIDEWALK EASEMENT
- X- FENCE LINE



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C38	470.00'	17.23'	2°06'03"	17.23'	S72°45'19"E
C56	1432.50'	395.86'	15°50'00"	394.60'	N24°06'39"E
C103	50.00'	13.11'	15°01'05"	13.07'	S08°41'06"W
C105	71.00'	18.48'	14°54'44"	18.43'	S08°44'17"W

RECORD CURVE DATA

{C56} L=395.8'
S1 D=15°50'
T=199.2'



1/25/2024
REGISTERED PROFESSIONAL LAND SURVEYOR
Travis C. Jansen
OREGON JULY 9, 2002
TRAVIS C. JANSEN 57751
RENEWS: 6/30/2025

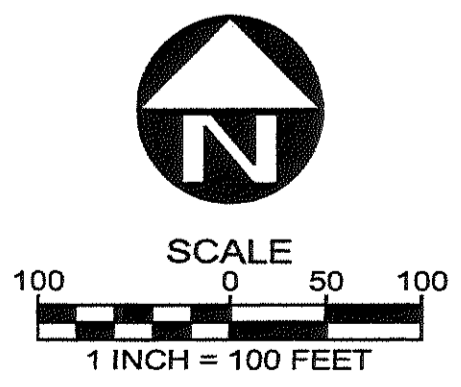
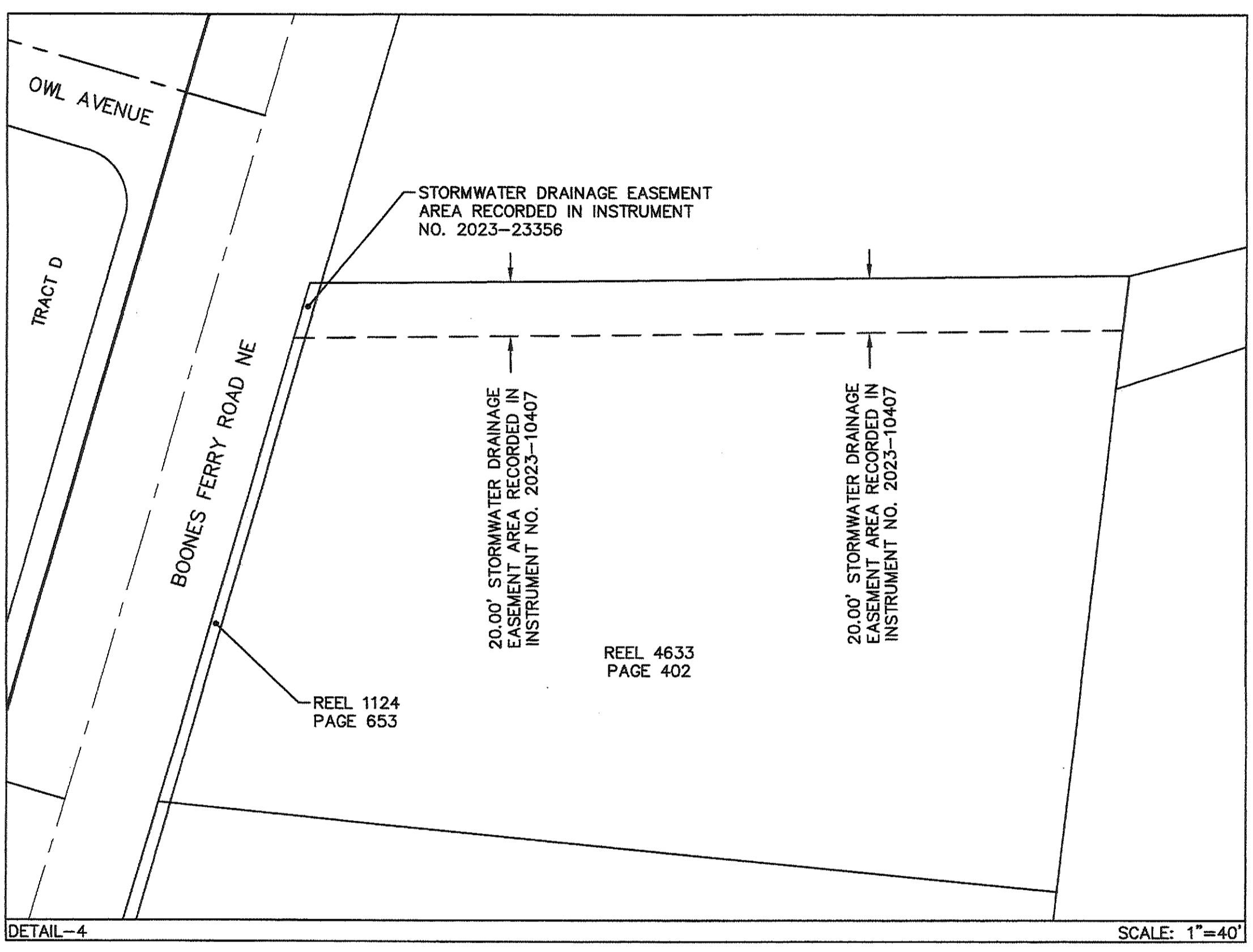
RECEIVED
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MARION COUNTY SURVEYOR

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484
JOB NO. 147-002
SHEET 10 OF 13

DOVE LANDING

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WOODBURN, MARION COUNTY, STATE OF OREGON

SURVEYED: JUNE 23, 2023



1/25/2024

REGISTERED PROFESSIONAL LAND SURVEYOR

Travis C. Jansen

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

RECEIVED
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JOB NO. 147-002
SHEET 11 OF 13

DOVE LANDING

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WOODBURN, MARION COUNTY, STATE OF OREGON

SURVEYED: JUNE 23, 2023

SURVEYOR'S CERTIFICATE

I, TRAVIS C. JANSEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF "DOVE LANDING", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF WOODBURN, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHERE I FOUND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "MULTI/TECH ENG.", SAID POINT BEING THE NORTHWEST CORNER OF LOT 12, PLAT OF "HERITAGE PARK MEADOWS";

THENCE NORTH 01°51'52" EAST, A DISTANCE OF 728.80 FEET;

THENCE SOUTH 88°59'51" EAST, A DISTANCE OF 1839.69 FEET;

THENCE SOUTH 01°10'34" WEST, A DISTANCE OF 193.99 FEET;

THENCE SOUTH 88°27'56" EAST, A DISTANCE OF 188.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BOONES FERRY ROAD NE (MARKET ROAD NO. 69);

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG A 1462.50 FOOT RADIUS NON-TANGENTIAL CURVE, CONCAVE EASTERLY, WITH A RADIUS POINT BEARING SOUTH 72°36'55" EAST, ARC LENGTH OF 30.39 FEET, CENTRAL ANGLE OF 01°11'26", CHORD DISTANCE OF 30.39 FEET, AND CHORD BEARING OF SOUTH 16°47'22" WEST TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 16°11'39" WEST, A DISTANCE OF 248.30 FEET TO A POINT OF TANGENTIAL CURVATURE;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG A 11429.91 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, ARC LENGTH OF 174.88 FEET, CENTRAL ANGLE OF 00°52'36", CHORD DISTANCE OF 174.88 FEET, AND CHORD BEARING OF SOUTH 16°37'57" WEST;

THENCE NORTH 85°36'39" WEST, A DISTANCE OF 251.91 FEET;

THENCE SOUTH 10°57'23" WEST, A DISTANCE OF 156.47 FEET;

THENCE NORTH 80°05'15" WEST, A DISTANCE OF 269.40 FEET TO THE NORTHEAST CORNER LOT 12, PLAT OF "MILLER LINKS";

THENCE ALONG THE NORTHERLY LINE OF SAID PLAT OF "MILLER LINKS" AND SAID PLAT OF "HERITAGE PARK MEADOWS", NORTH 88°55'21" WEST, A DISTANCE OF 1373.79 FEET TO THE INITIAL POINT.

CONTAINING 31.86 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070(2), I TRAVIS C. JANSEN, ALSO SAY THAT THE POST MONUMENTATION OF THE REMAINING CORNERS WITHIN THE SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING AND IMPROVEMENTS OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN REEL 4505 PAGE 475, MARION COUNTY DEED RECORDS.

FOUND MONUMENTS [1], [2], [3], [4], [5], AND [6] WERE FOUND IN GOOD CONDITION AND HELD.

THE CENTERLINE OF BOONES FERRY ROAD NE (MARKET ROAD NO. 69) WAS ESTABLISHED HOLDING FOUND MONUMENTS [11], [12], [13], AND [14], PER MCSR 2,355 AND PLAT OF "TUKWILA". THE MOST EASTERLY BOUNDARY LINE, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID BOONES FERRY ROAD NE, WAS ESTABLISHED BEING 30.00 FEET WESTERLY FROM SAID CENTERLINE.

MONUMENT [A] WAS SET ON LINE BETWEEN FOUND MONUMENTS [1] AND [2] AND APPLYING A CALCULATED SCALE FACTOR OF 1.000367152 BETWEEN SAID FOUND MONUMENTS [1] AND [2] TO THE RECORD DISTANCE FROM SAID FOUND MONUMENT [2], AS SHOWN.

MONUMENT [B] WAS SET HOLDING A RECORD DISTANCE OF 156.47 FEET FROM FOUND MONUMENT [5] AND A RECORD DISTANCE OF 253.97 FEET FROM FOUND MONUMENT [8], PER MCSR 19,515.

MONUMENT [C] WAS SET AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY OF BOONES FERRY ROAD NE AND A LINE BETWEEN SET MONUMENT [B] AND FOUND MONUMENT [8].

MONUMENT [D] WAS SET AT A DISTANCE OF 30.00 FEET WESTERLY FROM SAID CENTERLINE OF BOONES FERRY ROAD NE, AT RIGHT ANGLES TO RECORD P.T. STATION 46+34.4 PER MCSR 2,355.

MONUMENT [E] WAS SET AT A DISTANCE OF 30.00 FEET WESTERLY FROM SAID CENTERLINE OF BOONES FERRY ROAD NE, AT RIGHT ANGLES TO RECORD P.C. STATION 48+82.7 PER MCSR 2,355.

BASIS OF BEARINGS USED FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), SALEM ZONE - NAD83(2011), EPOCH 2010.00

MONUMENT REFERENCE NOTES

- | | |
|--|--|
| [1] FOUND 3/4" IP
HELD PER MCSR 19,515 | [9] FOUND 3/4" IP
FALLS N88°27'56"W 0.17' FROM ESTABLISHED
RIGHT-OF-WAY
HELD FOR NORTH LINE PER MCSR 19,515 |
| [2] FOUND 1/2" IP, DOWN 0.8'
HELD PER MCSR 19,515 | [10] FOUND IRON FENCE POST, NO RECORD
HELD FOR SOUTHWEST CORNER OF
REEL 1875 PAGE 112 |
| [3] FOUND 5/8" IR W/ YPC
INSCRIBED "MULTI/TECH ENG."
HELD PER PLAT OF "HERITAGE PARK MEADOWS" | [11] FOUND 3" DIAMETER BRASS DISK IN MONUMENT BOX,
HELD FOR CENTERLINE P.T. STATION 52+78.5
PER MCSR 2,355 |
| [4] FOUND 1/2" IP, DOWN 1.5', MONUMENT CONNECTED
WITH 1/2" IR TO 1/2" IP ABOVE GROUND 1.0'
HELD PER MCSR 19,515 | [12] FOUND 3" DIAMETER BRASS DISK IN MONUMENT BOX
HELD FOR CENTERLINE P.C. STATION 48+82.7
PER MCSR 2,355 |
| [5] FOUND 3/4" IP
HELD PER MCSR 19,515 | [13] FOUND 5/8" IR W/ ALC, CAP ILLEGIBLE, DOWN 0.8'
HELD FOR CENTERLINE PER PLAT OF "TUKWILA" |
| [6] FOUND 5/8" IR W/ YPC
INSCRIBED "ANDREWS RLS1626"
HELD PER MCSR 36,846 | [14] FOUND 3" DIAMETER BRASS DISK IN MONUMENT BOX
HELD FOR CENTERLINE P.I. STATION 41+81.3
PER MCSR 2,355 |
| [7] FOUND 1/2" IP, NO RECORD
NOT HELD
FALLS S09°45'48"W 0.10' FROM [6] | [15] FOUND 1/2" IP INSIDE 2" IP, NO RECORD, UP 1.0'
FALLS N06°52'19"E 13.68' FROM [2]
NOT HELD |
| [8] FOUND 3/4" IP ON SEPTEMBER 24, 2020
HELD FOR SOUTH LINE, PER MCSR 19,515
FALLS S85°36'39"E 2.06' FROM ESTABLISHED
RIGHT-OF-WAY LINE
DESTROYED DURING CONSTRUCTION, NOT RESET | |

PLAT NOTES

- THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL PER MARION COUNTY CASEFILE NO. ANX 2020-03, PUD 2020-02, SUB 2020-03, AND ZC 2020-03 THROUGH THE LAND USE FINAL DECISION DATED MAY 10, 2021.
- TRACTS A, B, C, D, E, F, G, H, I, J, AND K SHALL BE OWNED BY THE DOVE LANDING HOMEOWNERS ASSOCIATION (SEE NOTE 3) AND MAINTAINED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR DOVE LANDING (SEE NOTE 4).
- TRACTS A, B, C, D, E, F, G, H, I, J, AND K ARE HEREBY CONVEYED TO THE DOVE LANDING HOMEOWNERS ASSOCIATION BY STATUTORY BARGAIN AND SALE DEED IN DOCUMENT NO. _____, MARION COUNTY RECORDS.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR DOVE LANDING AS RECORDED IN DOCUMENT NO. _____, MARION COUNTY RECORDS.
- TRACT D IS A WATER QUALITY AND DETENTION FACILITY TRACT. STORM SEWER, SURFACE WATER, DRAINAGE, AND DETENTION EASEMENTS BENEFITING THE CITY OF WOODBURN ARE HEREBY ESTABLISHED OVER, UNDER AND ACROSS THE ENTIRETY OF TRACT D.
- TRACTS C, E, AND K ARE OPEN SPACE AND PARK TRACTS, AND A PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT IS HEREBY ESTABLISHED OVER THEIR ENTIRETIES.
- TRACTS A, B, F, G, I, AND J ARE PATHWAY TRACTS, AND A PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT IS HEREBY ESTABLISHED OVER THEIR ENTIRETIES. A PUBLIC UTILITY EASEMENT AND STORMWATER DRAINAGE EASEMENT ARE HEREBY ESTABLISHED OVER, UNDER AND ACROSS THE ENTIRETIES OF TRACTS F AND J.
- TRACT H IS A PRIVATELY MAINTAINED ALLEYWAY. A PUBLIC UTILITY EASEMENT AND A PUBLIC ACCESS EASEMENT IS HEREBY ESTABLISHED OVER, UNDER AND ACROSS THE ENTIRETY OF SAID TRACT H.
- TRACTS L AND M TO BE CONVEYED TO THE CITY OF WOODBURN BY SEPARATE DOCUMENT. SAID TRACTS ARE PUBLIC PARK TRACTS. A PUBLIC PEDESTRIAN AND BICYCLE ACCESS EASEMENT IS HEREBY ESTABLISHED OVER THE ENTIRETIES OF SAID LOTS L AND M.
- STORMWATER DRAINAGE EASEMENT AREAS RECORDED IN INSTRUMENT NOS. 2023-10407 AND 2023-23356, MARION COUNTY RECORDS, AS DEPICTED IN DETAIL-4 ON SHEET 11, SHALL BE MAINTAINED BY THE DOVE LANDING HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR DOVE LANDING (SEE NOTE 4).
- 21.00' WIDE CROSS ACCESS EASEMENT PER THIS PLAT. SEE DETAIL-3 ON SHEET 10 FOR LOCATION.
- 2.00' WIDE PUBLIC SIDEWALK EASEMENT PER THIS PLAT. SEE DETAIL-3 ON SHEET 10 FOR LOCATION.
- 13.50' WIDE PUBLIC UTILITY EASEMENT BUMP OUT FOR BUS SHELTER PER THIS PLAT. SEE SHEET 5 FOR LOCATION.
- THIS PLAT IS SUBJECT TO AN OWNERSHIP AND MAINTENANCE AGREEMENT PER DOCUMENT NO. _____, MARION COUNTY RECORDS.

RECEIVED
JAN 31 2024
MARION COUNTY SURVEYOR

1/25/2024
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

PACIFIC COMMUNITY DESIGN, INC.
12564 SW MAIN STREET
TIGARD, OR 97223
(503) 941-9484

JOB NO. 147-002
SHEET 12 OF 13

DOVE LANDING

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WOODBURN, MARION COUNTY, STATE OF OREGON
SURVEYED: JUNE 23, 2023

APPROVALS AND ACCEPTANCE OF DEDICATION

COMMUNITY DEVELOPMENT DIRECTOR, CITY OF WOODBURN DATE
CASE NO. PUD 2020-02, SUB 2020-03, & ZC 2020-03
RELATED TO ANX 2020-03

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

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT LGI HOMES - OREGON, LLC, AN OREGON LIMITED LIABILITY COMPANY, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "DOVE LANDING", AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT PLAT THEREOF; AND HAS CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92; ALL LOTS AND TRACTS BEING OF THE DIMENSIONS SHOWN, ALL STREETS AND EASEMENTS OF THE WIDTHS THEREON SET FORTH; AND DOES HEREBY DEDICATE THE RIGHT-OF-WAY TO THE PUBLIC FOR PUBLIC USE; AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON, WITH RESTRICTIONS AS NOTED.

LGI HOMES - OREGON, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: TIM BRUGGMAN, VICE PRESIDENT OF LAND DEVELOPMENT

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
2023, BY TIM BRUGGMAN, WHO IS THE VICE PRESIDENT OF LAND DEVELOPMENT OF LGI
HOMES - OREGON, LLC, AN OREGON LIMITED LIABILITY COMPANY, ON BEHALF OF SAID
LIMITED LIABILITY COMPANY.

NOTARY SIGNATURE COMMISSION NO. _____

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

STATE OF OREGON)
COUNTY OF MARION) SS

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 _____

1/25/2024
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751
RENEWS: 6/30/2025

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JOB NO. 147-002
SHEET 13 OF 13