



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

[OBJ]

Transmittal Form: Plat Paper Check

To: Marion County Surveyor; Attn: Kent
Inman

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

Cc: Chris Kerr, Community Development
Director; Curtis Stultz, Public Works
Director; Dago Garcia, P.E., City
Engineer; Roy Reyes, Project Engineer;
[Peyton James](#), Assistant Planner, Pacific
Community Design (PCD); [Noah
Anderson](#), Land Acquisitions Analyst,
LGI Homes; [Alex Bertorelli](#), Land
Development Manager, LGI Homes; [Craig
Larson](#), Project Engineer, PCD; [Travis C.
Jansen](#), PE, PLS, Survey Manager, PCD

Re: Woodburn Subdivision Final Plat App
FSUB 23-02 (County SP23-007)
Dove Landing PUD / (County "Dove
Landing"; related to City
master/parent land use case file no.
ANX 2020-03

Summary: City of Woodburn staff received the mailed "paper check" on
8/07/2023 that the County Surveyor's office had sent.

The applicant needs to resolve the following items:

A. There were no Adobe PDFs of the FSUB 23-02 application materials. Submit in PDF as well as in print both revised and additional materials as well as original materials not needing revision.

B. Plat drawings:

1. Dimensional standards: Four lots wouldn't meet dimensional standards per [land use final decision](#) Attachment 202, Tables 202A-1 & 202A-2:

<i>Lot</i>	<i>Problems</i>
132	Proposed lot area 3,000 square feet (sq ft). Min is 3,500 sq ft.
133	Proposed lot area 3,000 sq ft. Min is 3,500 sq ft. Proposed street frontage 19.93 ft. Min is 25 ft.
135	Proposed lot area 3,000 square feet (sq ft). Min is 3,500 sq ft.
136	Proposed lot area 2,993 square feet (sq ft). Min is 3,500 sq ft. Proposed street frontage 20.58 ft. Min is 25 ft.

Revise Sheet 5.

2. Revise Sheets 2-4 to change shared rear lane label from "Owl-Park Alley" to "Owl-Parkside Alley".

3. Sheet 11:

- a. Plat Note 1: Add ANX 2020-03 first in the list of case file numbers and at the end of the note add, "through the land use final decision dated May 10, 2021".
- b. Plat notes are missing the Tract C off-street public utility easement per final decision Attachment 203, Part D.2a.
- c. Plat notes are missing the Tract C bus shelter pad easement per final decision Attachment 203, Part D.3.
- d. Plat notes are missing a Tract C cross access easement to the benefit of 16751 Boones Ferry Road NE (Tax Lot 051W06C000900) and a temporary construction easement for a future driveway on the tract providing ingress and egress for the benefited property.
- e. Plat notes are missing Tracts A-C temporary construction easements to the benefit of the City and Tax Lots 051W06C000200 (adjacent to Tract A), 051W06C000100 (adjacent to Tracts B & C), and 051W06D000400 (adjacent to Tract C) for purpose of regrading and extending the bicycle/pedestrian paths north to and beyond the tract north boundaries.
- f. Plat notes are missing the Tract C temporary construction easement to the benefit of 16751 Boones Ferry Road NE (Tax Lot 051W06C000900) for a future driveway on the tract providing ingress and egress for the benefited property per final decision Attachment 203, Part D.4.
- g. Revise Note 9 to add that, "Tracts L and M to be conveyed to the City of Woodburn by separate document". (Note: Regarding final plat criterion 5.01.06C.2. and the dedication document drafts, the Assistant City Attorney reviewed them, accepts them, is waiting until the Mylar stage, specifically for the Community Development Director to sign the future Mylar, to release the documents to the developer's surveyor.)

4. See attached redlines by the City Engineer and revise accordingly. (Regarding redline 1 on Sheet 1, other staff think he means forwarding PDFs of the easements of which there were print copies with the FSUB application.) Questions? Contact Dago Garcia, P.E., City Engineer, (503) 982-5248, dago.garcia@ci.woodburn.or.us.
- C. Condition SUB-2a: Where's the geotech(nical) report? (The final subdivision narrative doesn't mention it.)
 - D. Condition PUD-5 and Attachment 206, Table 206B, row PUD-5: Address whether the preservation fee in-lieu for Trees 70522 & 70523, which would be due by final plat, is relevant and if so prepare payment.
 - E. Condition PUD-6: Revise Sheets 6-9, Tracts L & M, to indicate dedication to City or do whatever the County Surveyor would direct that accomplishes the equivalent. A past example and precedent, Smith Creek Phase 4B / Smith Creek P.U.D. No. 6, labeled each City/public tract as "C.O.W.", with the cover sheet and any other sheet involving the tract having a legend indicating it means City of Woodburn.
 - F. Condition PUD-7 & Attachment 205, Part C: Address if this is done.
 - G. WDO 3.09.09, Condition PUD-10, & Attachment 203, Part E (homeowners association):
 1. Bylaws (Exhibit D):
 - a. Revise Article 3.1 to indicate that the prime purpose of the HOA is maintenance responsibility for all common area tracts (Tracts A-K), including the Tract D stormwater detention pond.
 - b. Add an article, such as 13.2, to indicate that the start of any attempt to dissolve the HOA must include written notice delivered or mailed to the City of Woodburn c/o both the Assistant City Administrator and the Public Works Director. (This is to alert the City that the HOA is abandoning its stormwater detention pond and open space maintenance responsibilities.)
 - c. Add Article 14.7 that the HOA is to duly maintain active business registration per the Oregon Secretary of State Corporation Division.
 2. CC&Rs (Exhibit E):
 - a. Article 1: Add definitions:
 - (1) "Accessory dwelling unit (ADU)" as, "An interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a single-family dwelling."
 - (2) "City" as "City of Woodburn, Oregon".
 - (3) "County" as "Refers to the government of Marion County, Oregon."
 - (4) "Development standards" as, "The standards for the development of lots and common area tracts pursuant to the City land use final decision, particularly its Attachments 202 and 203".

- (5) "Land use final decision" as, "The City planning and zoning approval with conditions of the Dove Landing Planned Unit Development dated May 10, 2021 for master/parent case file Annexation ANX 2020-03 and corollary files PUD 2020-02 and SUB 2020-03".
 - (6) "WDO" refers to "Woodburn Development Ordinance (WDO)".
- b. Article 1.46:
- (1) Divide the block of text into paragraphs or bullet points or for each referenced group of tracts.
 - (2) Add a sentence, "Tract C is subject also to a temporary construction easement to the benefit of 16751 Boones Ferry Road NE (Tax Lot 051W06C000900) for a future driveway on the tract providing ingress and egress for the benefited property."
 - (3) Correct the sentence that reads, "Tract H is a private alleyway and is subject to a public utility easement over, under and across its entirety" to instead read, "Tract H is a private alleyway and is subject to a public utility easement (PUE) over, under and across its entirety as well as a public access easement over and across its entirety per the Dove Landing final plat resulting from City land use final decision Attachment 203, Part D.1d."
 - (4) Verify that other tract descriptions within the article are accurate.
 - (5) In the last sentence, revise the phrase "a governmental entity" to "the City".
- c. Article 4.1: Revise first sentence to add, "to the extent that the land use final decision and WDO allow". Add a sentence that, "The Association may not prohibit "middle housing" because of Oregon House Bill 2001 (2019), Section 13 (p. 10) and City land use final decision Attachment 202, specifically duplexes, triplexes, quadplexes, cottage clusters, and townhouses."
- d. Article 4.6:
- (1) Delete, "or on any streets on or adjacent to the Property" (because of Ordinance No. 2225 – an HOA can't regulate use of public streets).
 - (2) At the paragraph end, add text, "See also City Ordinance Nos. 2338 (2003) and 2521 (2014) or as amended and WDO 2.07.02 and 2.07.03 or as amended. Regarding golf carts specifically, see also Ordinance No. 2257 (2000)."
 - (3) Staff recommends addressing parking management of the Tract H private alley in particular, which the land use final decision neither designates nor requires to be a fire apparatus access road, and at 20 feet width is wider than traditional alleys and has room enough for staggered parking of passenger vehicles and light trucks or parking of such on one side.
Residents (and visitors) will park there anyway, if only to double park in front of their own alley driveways or park partially within their driveways and overhanging into the alley. Might as well spell out now reasonable accommodation of alley parking.
- e. Article 4.7:
- (1) Delete, "or on any street on or adjacent to the Property" (because of Ordinance No. 2225 – an HOA can't regulate use of public streets).
 - (2) At the paragraph end, add text, "Regarding junked vehicles on public streets, see City Ordinance No. 2338 (2003) or as amended."
- f. Article 4.8: At the paragraph end, add text, "See also WDO 3.10 or as amended."

- g. Article 4.10: At the paragraph end, add text, “See also WDO 2.06.02 and 5.01.03 or as amended. Regarding the Tract D stormwater detention pond, fence or fencing maximum height is 3½ feet per land use final decision Attachment 202, Part C.2.”
- h. Article 4.10: At the paragraph end, add text, “Also consult the City Public Works Department Engineering Division at (503) 982-5240.”
- i. Article 4.20: At the paragraph end, add text, “See also land use final decision Attachment 202 and WDO 2.06.03 or as amended. For accessory dwelling units (ADUs) specifically, see also WDO 2.07.20. (For lots along the Tract H private alleyway, the yards along the alley are the rear yards.)”
- j. Article 5.21: Revise to read “Maintenance of Tract H (Private Alley)” and “... and upkeep of Tract H, the private alley that the Association owns and maintains and is open to the public by easement, shall be ...”.
- k. Article 5.5: Add, “See also land use final decision Attachment 203, Part B.”
- l. Article 9.6.9: Add, “Regarding property owners maintaining adjacent sidewalk and street trees, see Ordinance Nos. 1917 (1985) and 2424 (2007) or as amended.”
- m. Add an article, such as 14.5.4, to indicate that the start of any attempt to dissolve the HOA must include notices to the City of Woodburn c/o both the Assistant City Administrator and the Public Works Director. (This is to alert the City that the HOA is abandoning its stormwater detention pond and open space maintenance responsibilities.)

H. WDO 5.01.06B final plat criterion 1 (public facilities): Civil engineering plan (CEP) review:

The narrative p. 3 seems to say that the Public Works Engineering Division issued approved civil engineering plans. It refers to Exhibit F, and this refers to the west half-street improvement of N. Boones Ferry Road, which involved County review.

Putting that aside, what about the local streets and other public improvements in City jurisdiction in the rest of the project area away from the road?

The Planning Division never received through Public Works a developer’s cover letter and revised civil plans addressing Planning staff review comments in the March 2, 2023 memo for the developer’s civil engineer. It remains available via the [City project webpage](#) or [directly](#).

Whether Public Works issued approved civil plans or not:

- See and respond to all the outstanding items in the memo. Pay the Planning Division CEP subsequent submittal review fee per final decision Attachment 2026, Table 206B, row G6 of \$327 to the City of Woodburn through the Planning Division secretary.
- Final decision Note to the Applicant 18: Respond per the directions in this note on p. 13.
- If Public Works *did* issue approved civil plans, then explain:
 - If the developer had revised the set per the above items prior to Public Works approval; or
 - If *not* revised, explain what conflicts remain between the above items and the approved set and how the developer is correcting items during construction.

Definitely resolve FSUB 23-02 Item H prior to the Director signing a plat Mylar.

- I. Parks: Prior to the Director signing a plat Mylar:
 1. Shelters: Obtain issuance of building permits 971-23-000750-STR & 772-STR and pass final inspection(s) of these Tracts L & M shelters.
 2. For remaining park improvements, convey written indication from either the Assistant City Administrator or the Recreation Services Manager that they accept park improvements as constructed and have no objection to other departments allowing plat recordation.

Notes:

These notes are for the developer, not the County:

1. 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 and as Woodburn Development Ordinance (WDO) 2.01.05 requires, before building permit application the developer is to forward electronic copies of any and all recorded documents – plat(s), easement(s) if separate from plat(s), and any supplemental conveyance/dedication documents – to the City so that the City may update its geographic information system (GIS). Submit to the attention of both the Public Works Department Engineering Division and Community Development Department Planning Division.)
4. Street addresses: A reminder that the time approaches to submit an [Address Assignment Request](#). It can take up to two weeks for staff to review and issue. I recommend submittal at the same time that the developer gets to production of a plat Mylar, because by the time that the Director would be ready to sign a Mylar, it would be ideal for staff to be ready to issue assigned street addresses.

Assigned street addresses are critical because without them Accela / Oregon ePermitting could not accept building permit applications. Contact Heidi Hinshaw, Associate Planner, (503) 980-2494 with any street address process questions.

My contact info is Colin Cortes, AICP, CNU-A, (503) 980-2485, colin.cortes@ci.woodburn.or.us.

Attachment(s):

City Engineer redlines (August 30, 2023; 2 sheets)

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

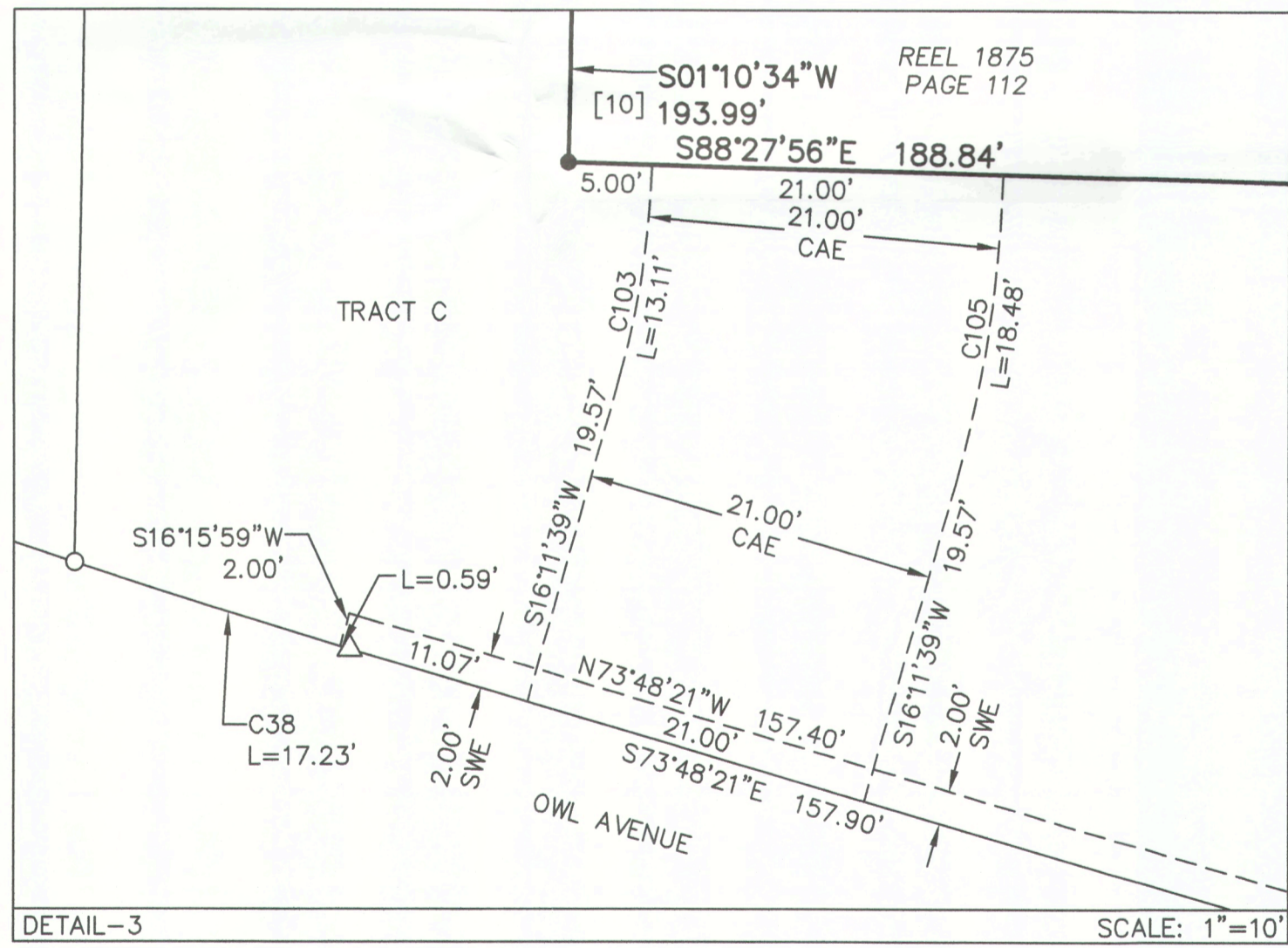
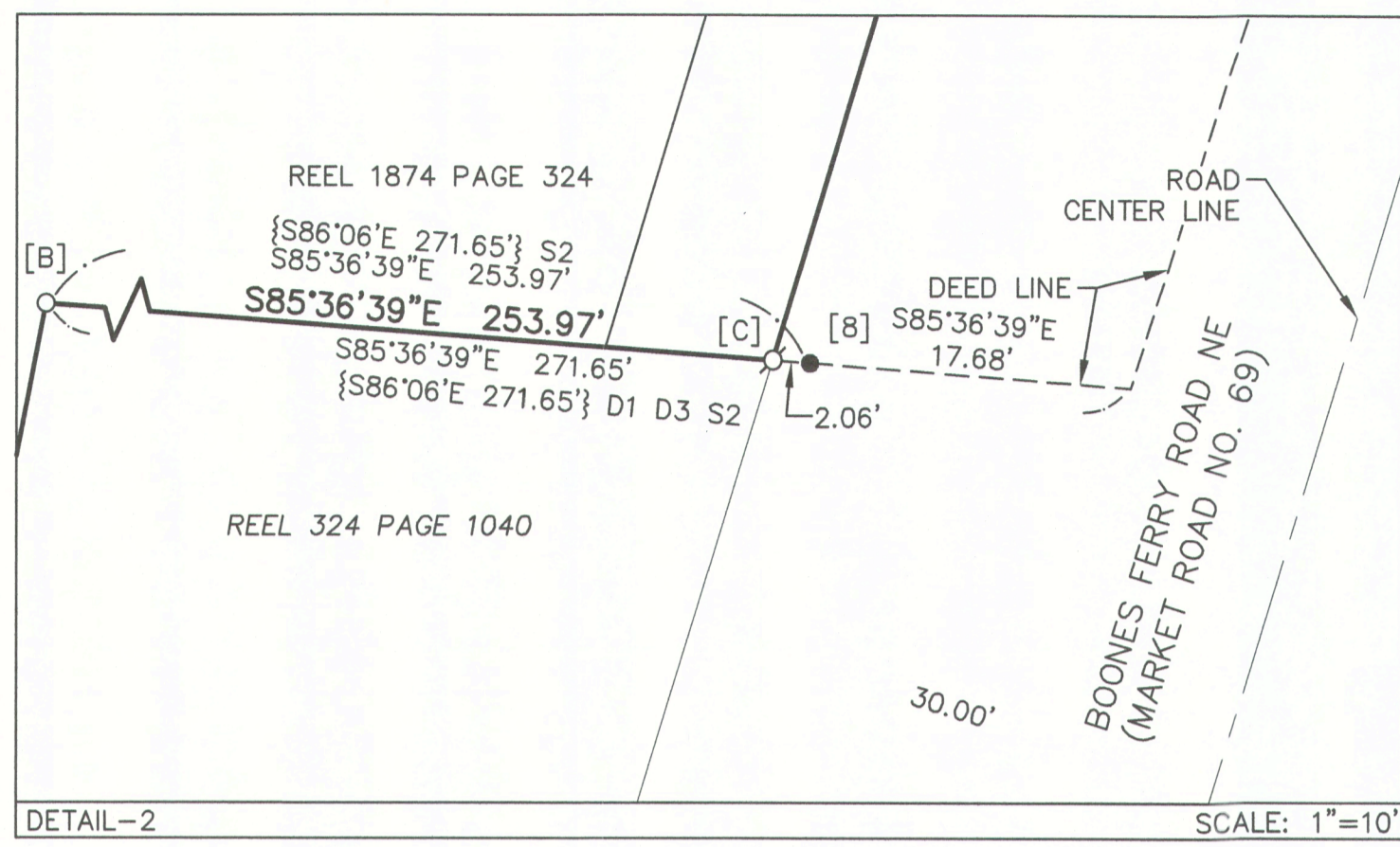
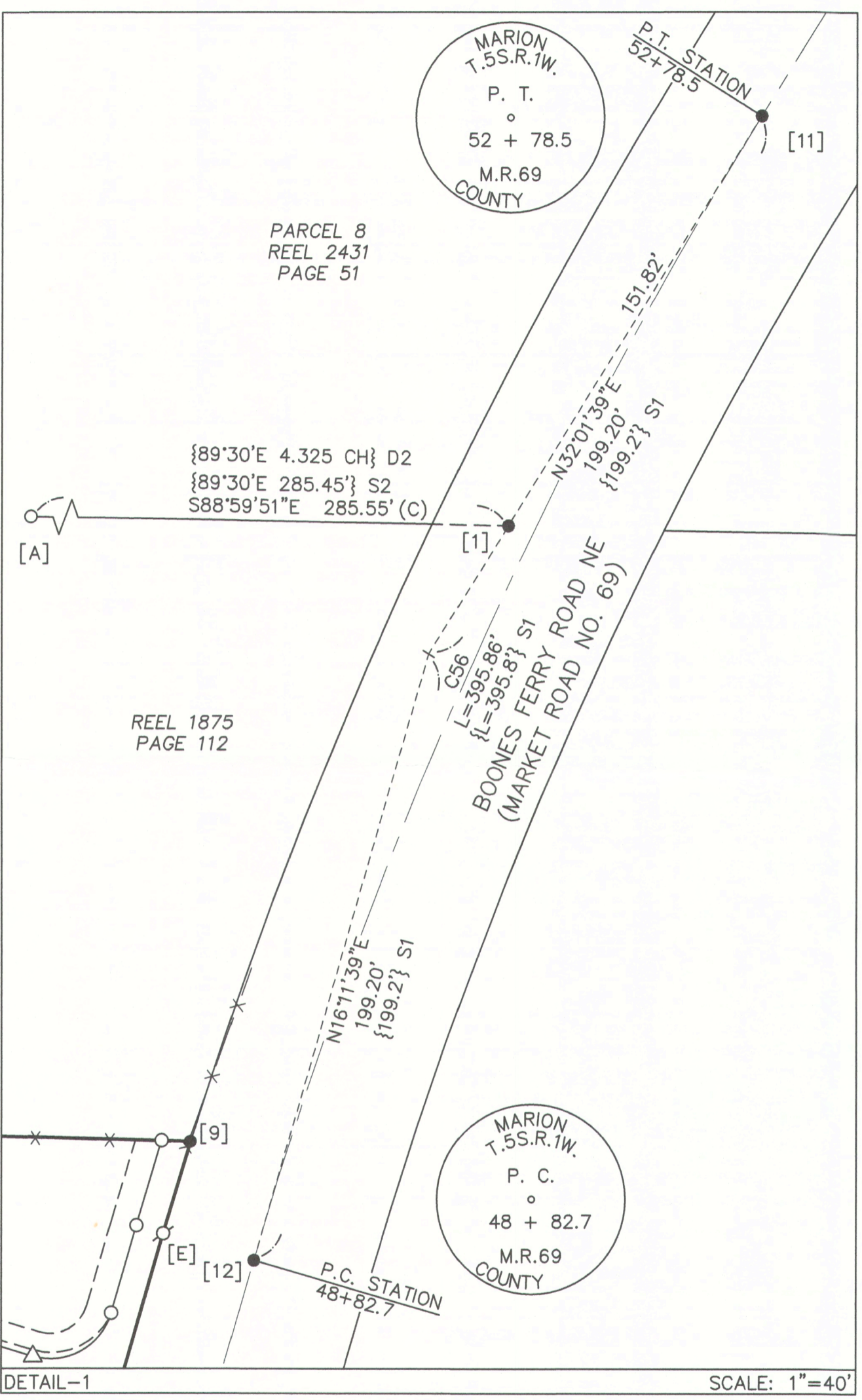
LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON: _____
- ◻ 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 ON SHEET 11
- (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

AMX 2020-05
PVD 2020-02
SVB 2020-03
ZC 2020-02
RECEIVED

AUG 07 2023

COMMUNITY DEVELOPMENT DEPARTMENT

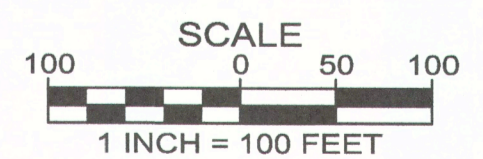


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C56	1432.50'	395.86'	15°50'00"	394.60'	N24°06'39"E

NOTES:
1. Provide copies of all existing public and private easements within the Dove Landing Plat.

RECORD CURVE DATA

{C56} L=395.8'
S1 D=15°50'
T=199.2'



REGISTERED PROFESSIONAL LAND SURVEYOR

DocuSigned by:
Travis Jansen

33055EA07841P
OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

RECEIVED
JUL 26 2023

MARION COUNTY SURVEYOR

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

JOB NO. 147-002
SHEET 10 OF 12

SP23-007

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 1874 PAGE 324, 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
- [2] FOUND 1/2" IP, DOWN 0.8' HELD PER MCSR 19,515
- [3] FOUND 5/8" IR W/ YPC INSCRIBED "MULTI/TECH ENG." HELD PER PLAT OF "HERITAGE PARK MEADOWS"
- [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
- [5] FOUND 3/4" IP HELD PER MCSR 19,515
- [6] FOUND 5/8" IR W/ YPC INSCRIBED "ANDREWS RLS1626" HELD PER MCSR 36,846
- [7] FOUND 1/2" IP, NO RECORD NOT HELD FALLS S09°45'48"W 0.10' FROM [6]
- [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
- [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

PLAT NOTES

- 1. THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF APPROVAL PER MARION COUNTY CASEFILE NO. PUD 2020-02, SUB 2020-03, AND ZC 2020-03.
- 2. 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).
- 3. 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.
- 4. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR DOVE LANDING AS RECORDED IN DOCUMENT NO. _____, MARION COUNTY RECORDS.
- 5. TRACT D IS A WATER QUALITY AND DETENTION FACILITY TRACT. STORM SEWER, SURFACE WATER, DRAINAGE, AND DETENTION EASEMENTS AND A ~~SANITARY SEWER EASEMENT~~ BENEFITING THE CITY OF WOODBURN ARE HEREBY ESTABLISHED OVER, UNDER AND ACROSS THE ENTIRETY OF TRACT D.
- 6. 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.
- 7. TRACTS A, B, F, G, I, AND J ARE PUBLIC 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.
- 8. TRACT H IS A PRIVATE ALLEYWAY. A PUBLIC UTILITY EASEMENT IS HEREBY ESTABLISHED OVER, UNDER AND ACROSS THE ENTIRETY OF SAID TRACT H.
- 9. TRACTS L AND M SHALL BE OWNED BY THE CITY OF WOODBURN. 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.

APP 2020-03
PUD 2020-02
SUB 2020-03
RECEIVED

AUG 07 2023

COMMUNITY DEVELOPMENT DEPARTMENT

REGISTERED PROFESSIONAL LAND SURVEYOR

DocuSigned by:
Travis Jansen
33055EEA078R41B
OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025

RECEIVED
JUL 26 2023

MARION COUNTY SURVEYOR

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

JOB NO. 147-002
SHEET 11 OF 12