



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

[08]

Transmittal Form: Plat Paper Check

To: Marion County Surveyor; Attn: Kent
Inman

From: Colin Cortes, AICP, CNU-A,
Senior Planner Date: November 3,
2023
Cc: Chris Kerr, Community Development
Director; Curtis Stultz, Public Works
Director; Dago Garcia, P.E., City
Engineer; Roy Reyes, Project Engineer; (Revised)
[Peyton James](#), Assistant Planner, Pacific ("Paper
Community Design (PCD); [Noah](#)
[Anderson](#), Land Acquisitions Analyst, check" no.
LGI Homes; [Alex Bertorelli](#), Land 2)
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 second "paper check" on 8/10/2023 that the County Surveyor's office had sent.

The applicant needs to resolve the following items in italics:

- A. Submit in PDF as well as in print both revised and additional materials as well as original materials not needing revision.

Because revisions are needed, submit PDFs too.

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:

Lot	Problems
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.

The developer's narrative response submitted October 3, 2023 stated regarding the above and Condition PUD-12 that:

"This condition was made in response to an addendum to the original PUD which allowed for five additional lots, addendum attached here as Exhibit A. The amendment included a site plan that identified the 5 lots at 100 ft x 30 ft dimensions and a total square footage of the five lots to be 15,876 sq ft.

Lot 136 has now been updated to be 3,000 sq ft in order to meet this minimum. Other than this correction these lot dimensions have not changed since the amendment approval when the 5 lots were added due to the negotiations to dedicate the 8-acre park to the City. See attached plat for updated square footage of Lot 136."

The developer misunderstands. Condition PUD-12 states:

"PUD-12. Five more lots: This condition acknowledges and accepts a plan revision of five more lots in place of some Tract H area, for a total of 171 lots, as the applicant submitted April 6 for Planning Commission April 8, 2021."

The condition approved five additional lots. Period. There was no City intention to approve – and the condition doesn't approve – any specific dimensions for these 5 lots less than what the land use final decision had established as dimensional standards for all lots. Before and after adding 5 lots, the dimensional standards that the City established through planned unit development were and remain unchanged from what's in final decision Attachment 202 Table 202A-1.

Item B1 remains; revise Sheet 5 accordingly.

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

Not done. (Cover letter made no mention of this item.)

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.)*

Not done. (Cover letter made no mention of this item.)

- ➔ *New Item B3h: Revise Sheet 12, Plat Note 8 to read, “Tract H is a privately-maintained alleyway. A public utility easement is hereby established over, under, and across the entirety of said Tract H, and a public access easement is hereby established over and across the entirety of said Tract H”.*

4. *See attached redlines by the City Engineer and revise accordingly. ... Questions? Contact Dago Garcia, P.E., City Engineer, (503) 982-5248, dago.garcia@ci.woodburn.or.us.*

There are City Engineer redlines of the second paper check. See attached.

- C. *Condition SUB-2a: Where's the geotech(nical) report? (The final subdivision narrative doesn't mention it.)*

The submittal is a copy of a January 8, 2021 geotech report. Condition SUB-2a states:

“Geotech report: Prior to final plat approval by the City, the developer shall submit to the Director a geotechnical report documenting that, whether or not the developer spreads any fill or spoil dirt across lots and tracts, soil is compacted and ready to accommodate the construction of buildings on lots and tracts proposed for development.”

The condition means a report based on the site regrading that has been and is in progress following preliminary subdivision approval and City issuance of grading permit GRAD 22-06. The regraded condition of the site is what to report on in regards to the condition. When regrading of lots is done, submit a revised or new geotech report addressing the condition.

- 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.*

No action needed. Staff confirms that the developer paid the total \$1,000 fee on 10/03/2023 for the two tree removals, receipt # 2024-00024739 (check 1952).

- 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.*

Not done. (Cover letter made no mention of this item.)

- F. *Condition PUD-7 & Attachment 205, Part C: Address if this is done.*

No action needed as a final subdivision revision. Staff acknowledges the developer's cover letter response about invasive plant removal that, “The applicant is aware of this outstanding condition and has hired an environmental biologist to create a report and will be scheduling a site inspection to address this.”

- 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.)

Some revisions were missing; from the [City project webpage](#), see and incorporate the uploaded Word documents of the bylaws and CC&Rs with tracked changes by staff.

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.

Staff confirms that the resubmittal Exhibit C on p. 4 begins to address Item D of the 3/02/2022 Planning Division review comments on the civil engineering plan (CEP) review 2nd submittal of 2/02/2022, which is about Condition T-BP1a – construction of Transportation System Plan (TSP) Project P45 from TSP p. 64 – and on p. 5 concludes that, “it is the developer’s preference to pay a fee in-lieu commensurate with the project improvement cost identified in the TSP of \$65,000.” requests:

- ➔ *Note: Though no action is needed as a final subdivision revision, a check to the City of Woodburn for \$65,000 is due prior to the Director signing a plat Mylar. (In the memo field, note, “ANX 2020-03 Dove Landing Condition T-BP1a TSP P45 fee in-lieu”.*

- 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.

No action needed as a final subdivision revision. The above remain due prior to the Director signing a plat Mylar rather than the City clearing a County paper check.

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 (November 2, 2023; 1 page and 4 sheets)

Colin Cortes

From: Dago Garcia
Sent: Thursday, November 2, 2023 8:04 AM
To: Peyton James; Noah Anderson; Craig Larson
Cc: Alex Bertorelli; Travis Jansen; Curtis Stultz; Cole Grube; Colin Cortes
Subject: RE: Woodburn FSUB 23-02 (ANX 2020-03) Dove Landing PUD final plat app status update (County SP23-007)
Attachments: ANX2003 FSUB2302 Dove Landing PUD County paper check 10-10-23_PW comments only.pdf

All,

See attached plat sheets with public works comments. Craig and I had a conversation regarding the attached comments last Tuesday, let me know if you have question or need additional information.

Thank You

Dago Garcia, P.E. | direct (503)982-5248 | Fax (503)982-5242
dago.garcia@ci.woodburn.or.us

CITY OF WOODBURN | Public Works Department
190 Garfield Street, Woodburn OR 97071

[City Website](#) | [Public Works Department](#)

From: Colin Cortes <Colin.Cortes@ci.woodburn.or.us>
Sent: Wednesday, November 1, 2023 3:48 PM
To: Peyton James <peyton@pacific-community.com>; Noah Anderson <noah.anderson@lgihomes.com>
Cc: Alex Bertorelli <alex.bertorelli@lgihomes.com>; Travis Jansen <travis@pacific-community.com>; Curtis Stultz <Curtis.Stultz@ci.woodburn.or.us>; Dago Garcia <Dago.Garcia@ci.woodburn.or.us>; Cole Grube <Cole.Grube@ci.woodburn.or.us>; Roy Reyes <Roy.Reyes@ci.woodburn.or.us>
Subject: RE: Woodburn FSUB 23-02 (ANX 2020-03) Dove Landing PUD final plat app status update (County SP23-007)

Peyton:

Yes. Though I've not received Public Works comments, I believe I'd receive by week's end. In any case, by week's end I'll send either Planning Division comments or confirmation that there are no Planning Division comments left.

Colin Cortes, AICP, CNU-A
Senior Planner
Ph. (503) 980-2485

From: Peyton James <peyton@pacific-community.com>
Sent: Wednesday, November 1, 2023 9:42 AM

RECEIVED ANX 2020-03
 PUB 2020-02
 OCT 10 2023 SUB 2020-03
 ZC 2020-02
 COMMUNITY DEVELOPMENT
 DEPARTMENT

DOVE LANDING

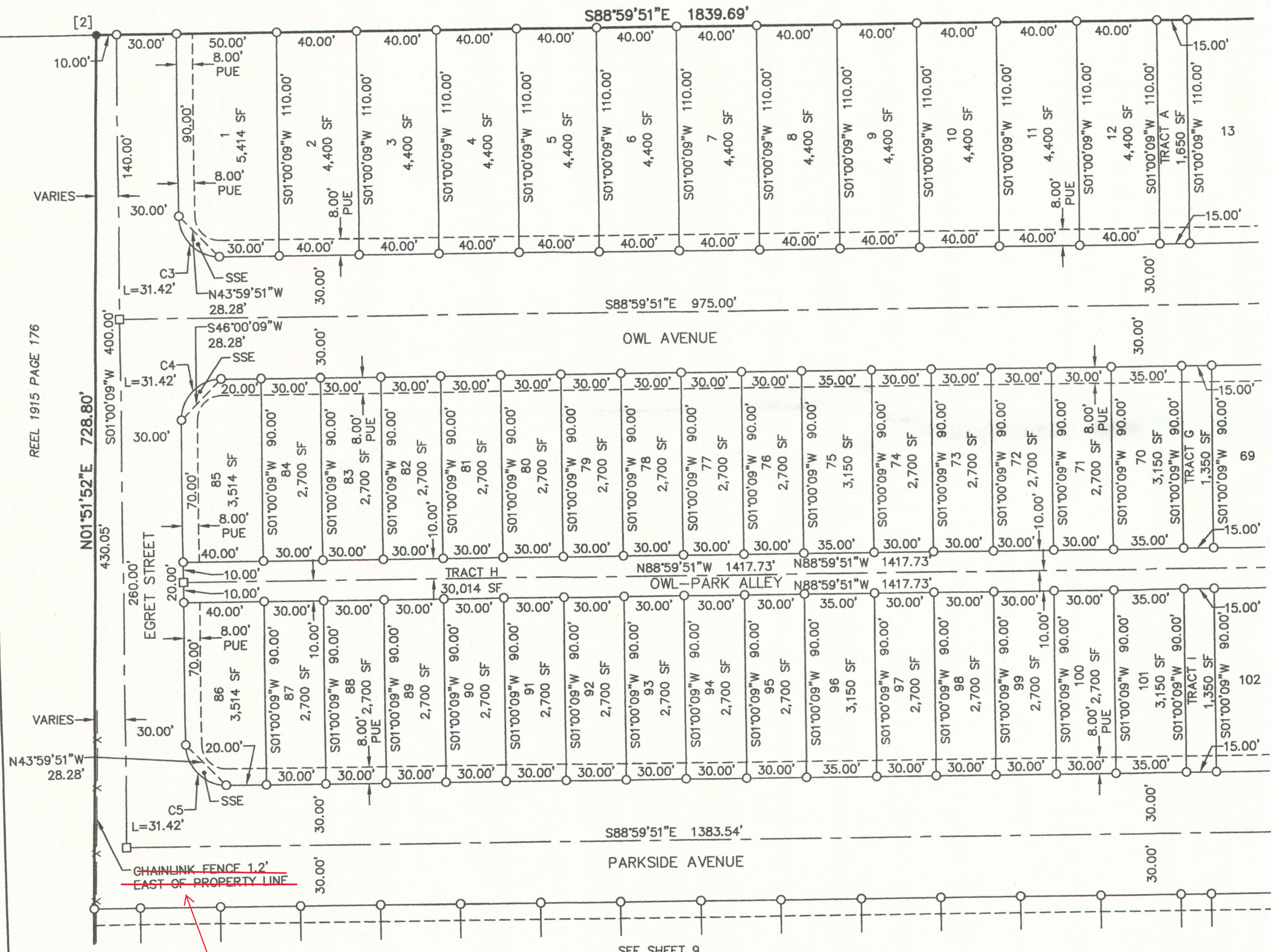
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
 CITY OF WOODBURN, MARION COUNTY, STATE OF OREGON
 SURVEYED: JUNE 23, 2023

PARCEL 8
 REEL 2431 PAGE 51

LEGEND

- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____
- SET 5/8" X 30" IRON ROD WITH ORANGE PLASTIC CAP FLUSH WITH STREET INSCRIBED "PACIFIC COMMUNITY DESIGN" SET DURING REMAINING MONUMENTATION SET ON: _____
- 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	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

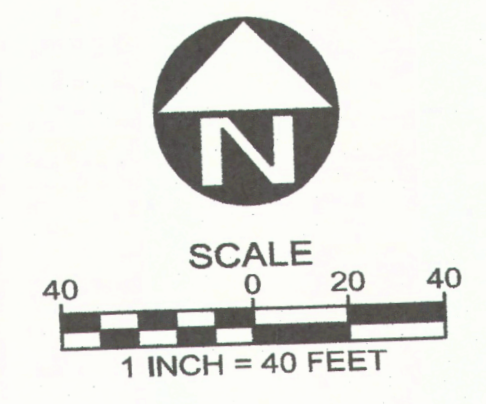
RECEIVED
 OCT 05 2023
 MARION COUNTY SURVEYOR

10/4/2023

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 2 OF 13

the understanding is that the chainlink fence is going to be remove as part of the installation of a retaining wall and fence on top of the retaining way.

REEL 1915 PAGE 176

SEE SHEET 9

DOVE LANDING

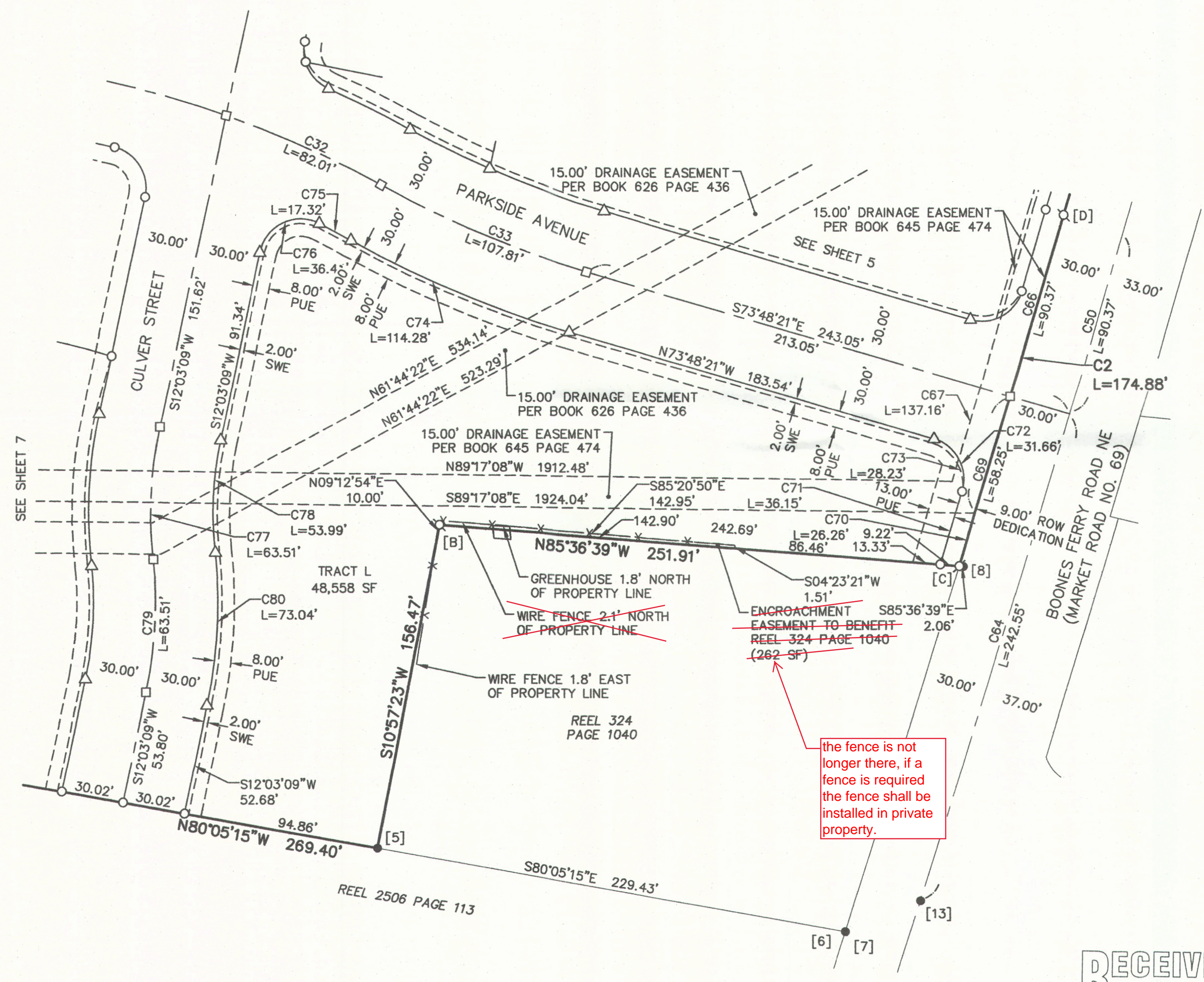
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF WOODBURN, MARION COUNTY, STATE OF OREGON

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 FLUSH WITH STREET INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON: _____
- △ SET 1" DIAMETER BRASS DISK IN CONCRETE INSCRIBED "PACIFIC COMMUNITY DESIGN" SET ON: _____
- FOUND MONUMENT, AS NOTED
- [] MONUMENT NUMBER, SEE MONUMENT REFERENCE NOTES ON SHEET 12
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- SWE PUBLIC SIDEWALK EASEMENT
- X- FENCE LINE

AMX 2020-03
PUD 2020-02
SUB 2020-03
RECEIVED 2C 2020-02
OCT 10 2023
COMMUNITY DEVELOPMENT
DEPARTMENT



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

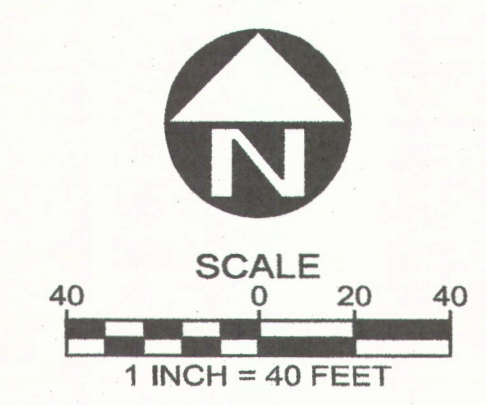
the fence is not longer there, if a fence is required the fence shall be installed in private property.

SEE SHEET 7

REEL 2506 PAGE 113

REEL 324 PAGE 1040

RECEIVED
OCT 05 2023
MARION COUNTY SURVEYOR



10/14/2023
REGISTERED PROFESSIONAL LAND SURVEYOR
Travis C. Jansen
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 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

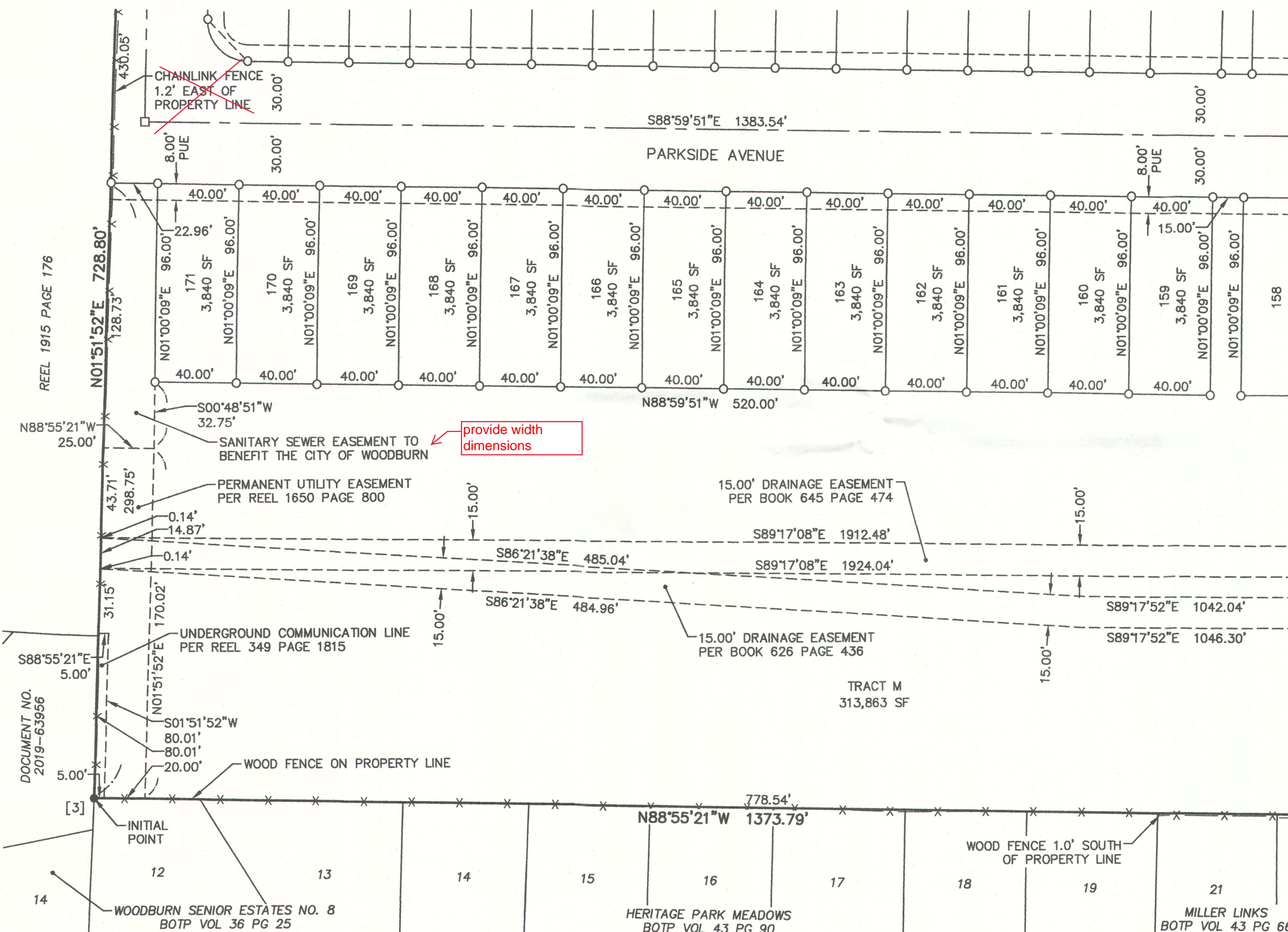
ANX 2020-03
PUD 2020-02
SUB 2020-03
RECEIVED
OCT 10 2023
ZC 2020-02

COMMUNITY DEVELOPMENT
DEPARTMENT

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- 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 2



SEE SHEET 8

RECEIVED
OCT 05 2023

MARION COUNTY SURVEYOR

10/16/2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2025



SCALE
0 20 40
1 INCH = 40 FEET

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

JOB NO. 147-002
SHEET 9 OF 13

REEL 1915 PAGE 176

DOCUMENT NO.
2019-63956

provide width
dimensions

AMX 2020-03
PUD 2020-02
SUB 2020-03
RECEIVED
2020-02

OCT 10 2023

COMMUNITY DEVELOPMENT
DEPARTMENT

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 (O CRS), SALEM ZONE - NAD83(2011), EPOCH 2010.00

Let's know the section in the CCRs that refer to the maintenance of the tracks, specifically the detention pond.

ON IS SUBJECT TO THE CONDITIONS OF APPROVAL PER Y CASEFILE NO. PUD 2020-02, SUB 2020-03, AND ZC 2020-03.

- 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 AND A SANITARY SEWER EASEMENT 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 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.
- TRACT H IS A PRIVATE ALLEYWAY. A PUBLIC UTILITY EASEMENT IS HEREBY ESTABLISHED OVER, UNDER AND ACROSS THE ENTIRETY OF SAID TRACT H.
- 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.
- 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).

MONUMENT REFERENCE NOTES

- FOUND 3/4" IP HELD PER MCSR 19,515
- FOUND 1/2" IP, DOWN 0.8' HELD PER MCSR 19,515
- FOUND 5/8" IR W/ YPC INSCRIBED "MULTI/TECH ENG." HELD PER PLAT OF "HERITAGE PARK MEADOWS"
- 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
- FOUND 3/4" IP HELD PER MCSR 19,515
- FOUND 5/8" IR W/ YPC INSCRIBED "ANDREWS RLS1626" HELD PER MCSR 36,846
- FOUND 1/2" IP, NO RECORD NOT HELD FALLS S09°45'48"W 0.10' FROM [6]
- 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
- FOUND 3/4" IP FALLS N88°27'56"W 0.17' FROM ESTABLISHED RIGHT-OF-WAY HELD FOR NORTH LINE PER MCSR 19,515
- FOUND IRON FENCE POST, NO RECORD HELD FOR SOUTHWEST CORNER OF REEL 1875 PAGE 112
- FOUND 3" DIAMETER BRASS DISK IN MONUMENT BOX, HELD FOR CENTERLINE P.T. STATION 52+78.5 PER MCSR 2,355
- FOUND 3" DIAMETER BRASS DISK IN MONUMENT BOX HELD FOR CENTERLINE P.C. STATION 48+82.7 PER MCSR 2,355
- FOUND 5/8" IR W/ ALC, CAP ILLEGIBLE, DOWN 0.8' HELD FOR CENTERLINE PER PLAT OF "TUKWILA"
- FOUND 3" DIAMETER BRASS DISK IN MONUMENT BOX HELD FOR CENTERLINE P.I. STATION 41+81.3 PER MCSR 2,355
- FOUND 1/2" IP INSIDE 2" IP, NO RECORD, UP 1.0' FALLS N06°52'19"E 13.68' FROM [2] NOT HELD

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10/14/2023
REGISTERED PROFESSIONAL LAND SURVEYOR
TRAVIS C. JANSEN
OREGON JULY 9, 2002 TRAVIS C. JANSEN 57751
RENEWS: 6/30/2025

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