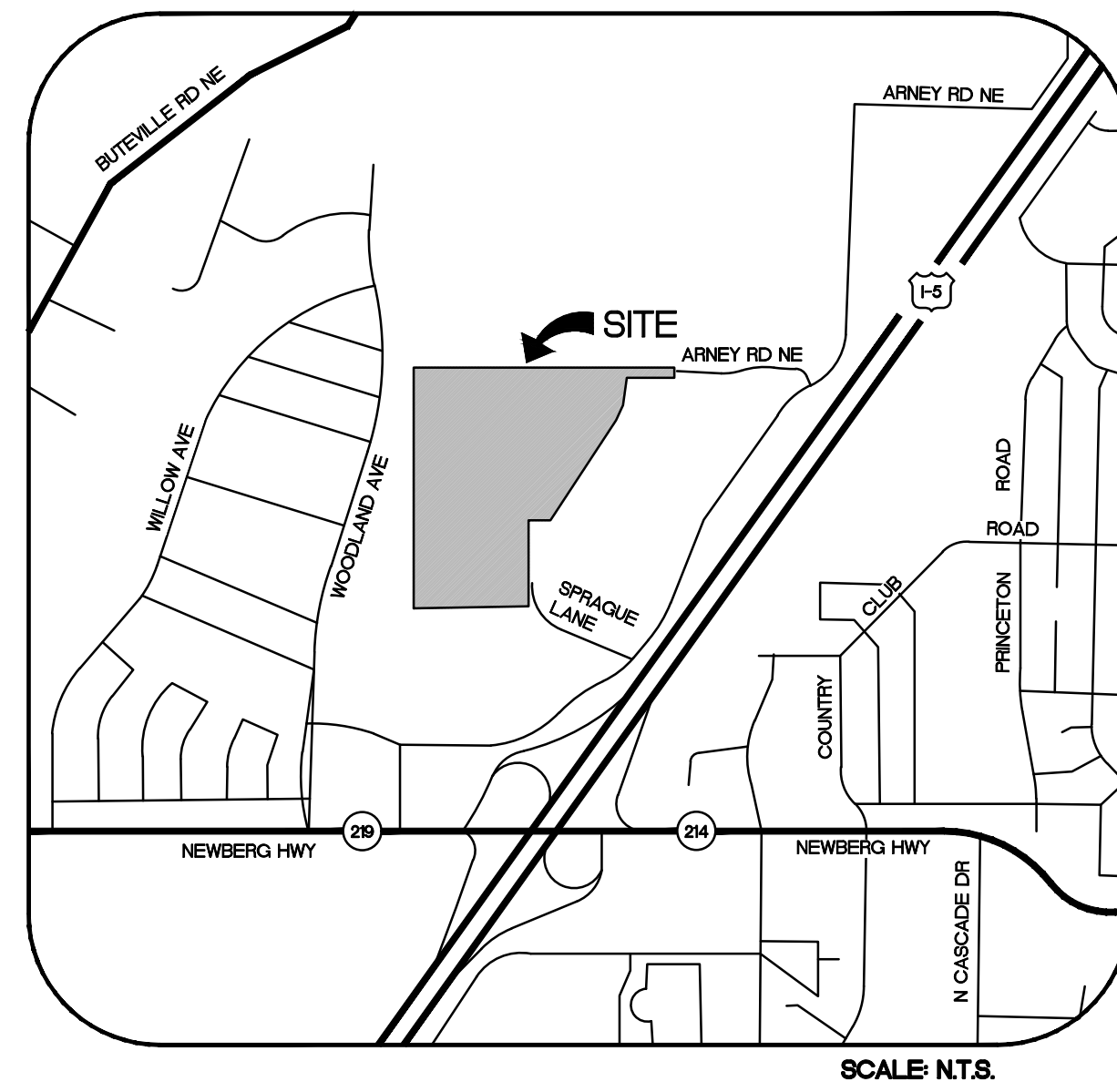


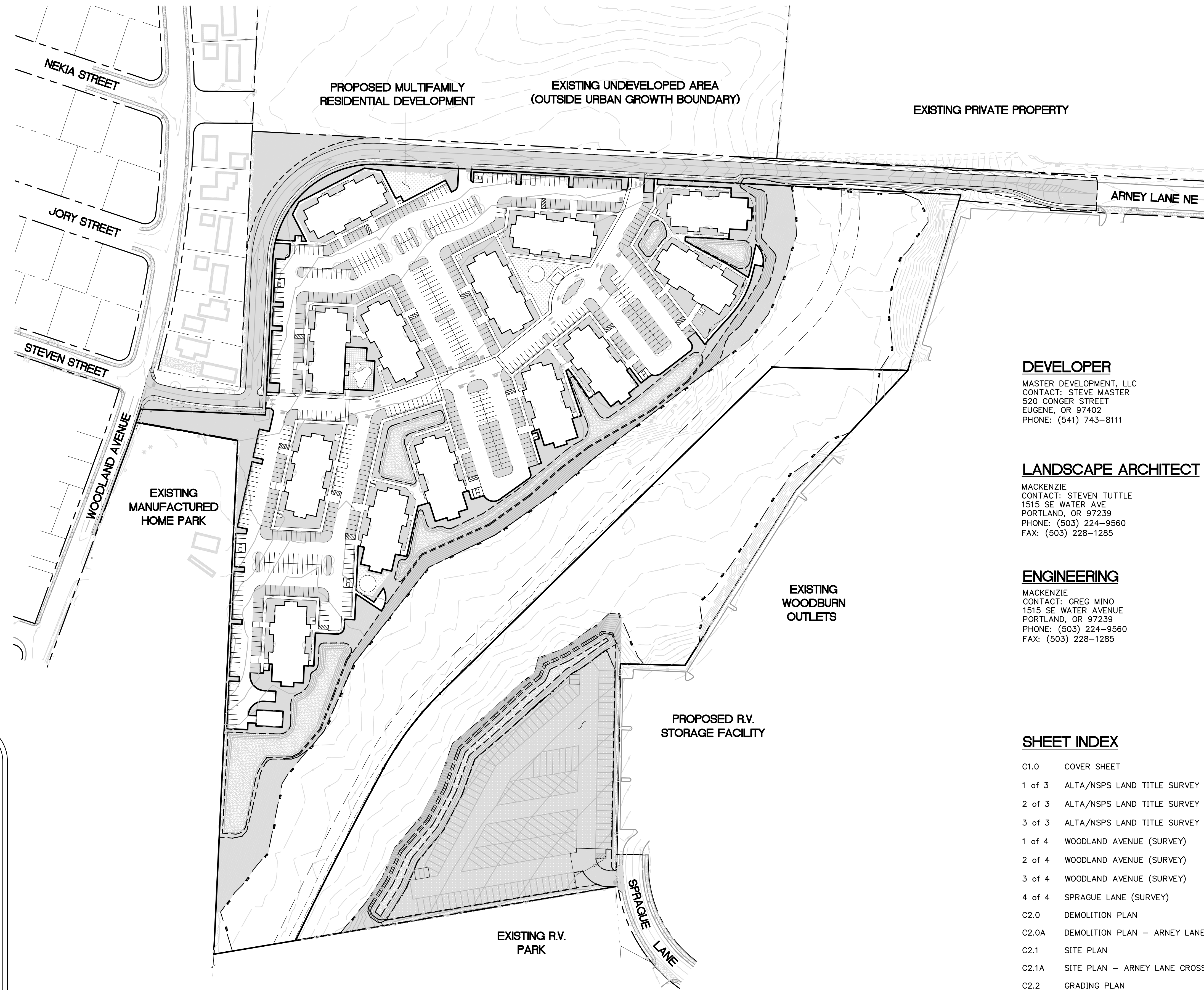
WOODLAND CROSSING APARTMENTS AND R.V. STORAGE WOODBURN, OREGON

DESIGN REVIEW SUBMITTAL



VICINITY MAP

CITY OF WOODBURN, OR



SITE INFORMATION

MARION COUNTY TAX LOTS:
052W12B00100 & 052W12B00300
(AS ADJUSTED VIA SEPARATE
PROPERTY LINE ADJUSTMENT,
CITY OF WOODBURN FILE# PLA
2017-03))

DEVELOPER

MASTER DEVELOPMENT, LLC
CONTACT: STEVE MASTER
520 CONGER STREET
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PHONE: (541) 743-8111

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FAX: (503) 228-1285

LANDSCAPE ARCHITECT

MACKENZIE
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SURVEYOR

NORTHWEST SURVEYING, INC.
CONTACT: CLINT STUBBS
1815 NW 169TH PLACE, SUITE 2090
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PHONE: (503) 848-2127
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ENGINEERING

MACKENZIE
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FAX: (503) 228-1285

ARCHITECT

MACKENZIE
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PORTLAND, OR 97239
PHONE: (503) 224-9560
FAX: (503) 228-1285

SHEET INDEX

- C1.0 COVER SHEET
- 1 of 3 ALTA/NSPS LAND TITLE SURVEY
- 2 of 3 ALTA/NSPS LAND TITLE SURVEY
- 3 of 3 ALTA/NSPS LAND TITLE SURVEY
- 1 of 4 WOODLAND AVENUE (SURVEY)
- 2 of 4 WOODLAND AVENUE (SURVEY)
- 3 of 4 WOODLAND AVENUE (SURVEY)
- 4 of 4 SPRAGUE LANE (SURVEY)
- C2.0 DEMOLITION PLAN
- C2.0A DEMOLITION PLAN - ARNEY LANE CROSSING AND CONNECTION
- C2.1 SITE PLAN
- C2.1A SITE PLAN - ARNEY LANE CROSSING AND CONNECTION
- C2.2 GRADING PLAN
- C2.2A GRADING PLAN - ARNEY LANE CROSSING AND CONNECTION
- C2.3 UTILITY PLAN
- C2.3A UTILITY PLAN - ARNEY LANE CROSSING AND CONNECTION
- C2.3B PHOTOMETRICS PLAN
- L2.0 LANDSCAPE NOTES AND LEGEND
- L2.1 LANDSCAPE PLAN
- L2.2 LANDSCAPE PLAN
- L2.3 LANDSCAPE PLAN
- L2.4 LANDSCAPE PLAN
- L2.5 LANDSCAPE PLAN
- L2.6 LANDSCAPE PLAN
- L2.7 LANDSCAPE PLAN

Project
**WOODLAND
CROSSING**
WOODBURN, OR

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WITHOUT PRIOR WRITTEN PERMISSION

REVISIONS:
REV. NO. REVISIONS REVISION DATE
THIS SHEET

SHEET TITLE:
**COVER
SHEET**

DRAWN BY: GIM

CHECKED BY: MWB

SHEET

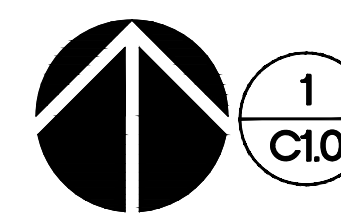
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JOB NO. **2150567.01**

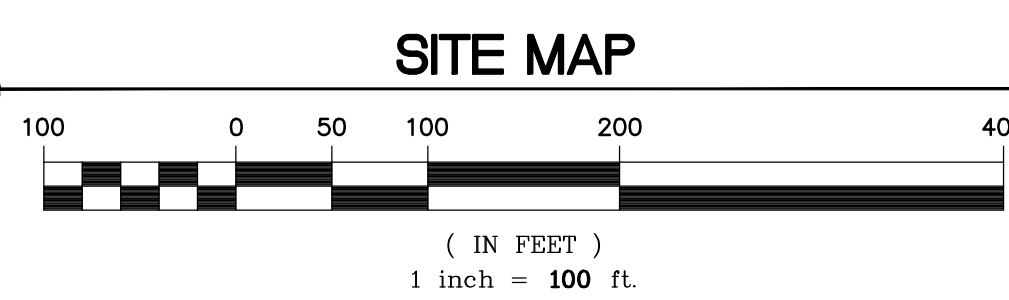
DESIGN REVIEW SUBMITTAL 04/06/17

2150567004 - CIVIL/PA/PL/BL/4986/067-C1.0.DWG - IML 04/07/17 09:09 1/68

LEGEND	
DECIDUOUS TREE	GAS METER
CONIFEROUS TREE	GAS VALVE
FIRE HYDRANT	GUY WIRE ANCHOR
FIRE DEPARTMENT CONNECTION	UTILITY POLE
WATER BLOWOFF	POWER VAULT
WATER METER	ELECTRICAL METER
WATER VALVE	POWER JUNCTION BOX
DOUBLE CHECK VALVE	POWER RISER
WATER VAULT	POWER TRANSFORMER
AIR RELEASE VALVE	STREET LIGHT
SANITARY SEWER CLEAN OUT	TELEPHONE/TELEVISION VAULT
SANITARY SEWER MANHOLE	TELEPHONE/TELEVISION JUNCTION BOX
STORM SEWER CLEAN OUT	TELEPHONE/TELEVISION RISER
STORM SEWER CATCH BASIN	SIGNAL JUNCTION BOX
STORM SEWER MANHOLE	SIGN
MAILBOX	BOLLARD
RIGHT-OF-WAY LINE	ASPHALT PAVEMENT
BOUNDARY LINE	CONCRETE PAVEMENT (WALKS/DRIVEWAYS)
PROPERTY LINE	GRAVEL SURFACING
CENTERLINE	POWER LINE
DITCH	OVERHEAD WIRE
CURB	TELEPHONE LINE
EDGE OF PAVEMENT	TELEVISION LINE
EASEMENT	GAS LINE
FENCE LINE	STORM SEWER LINE
GRAVEL EDGE	SANITARY SEWER LINE
GARBAGE AND RECYCLING	WATER LINE
BIKE RACK	WETLAND DELINEATION
18, 30 or 45	TRAFFIC SIGNAL WIRE
SITE LIGHT	
PARKING STALL LENGTH	



1
C1.0

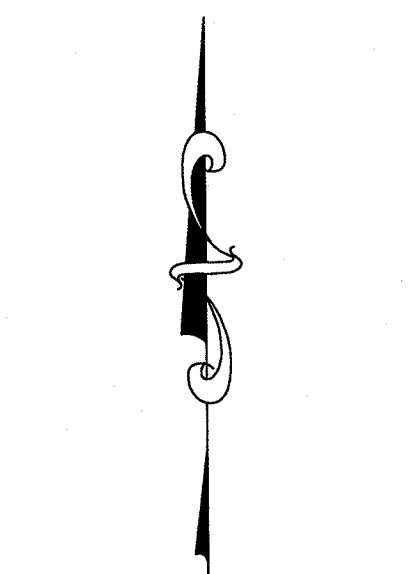


SITE MAP

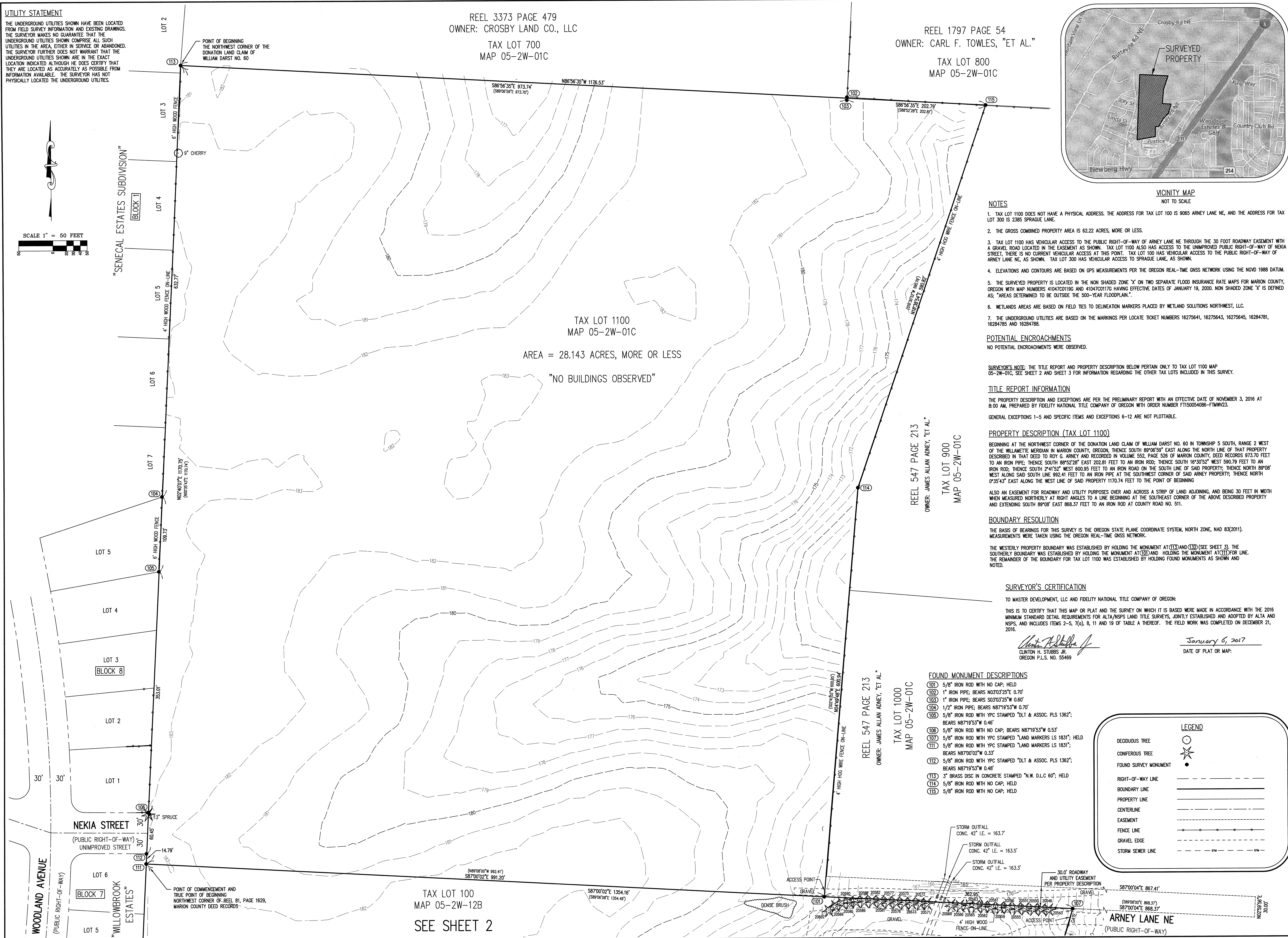
(IN FEET)
1 inch = 100 ft.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



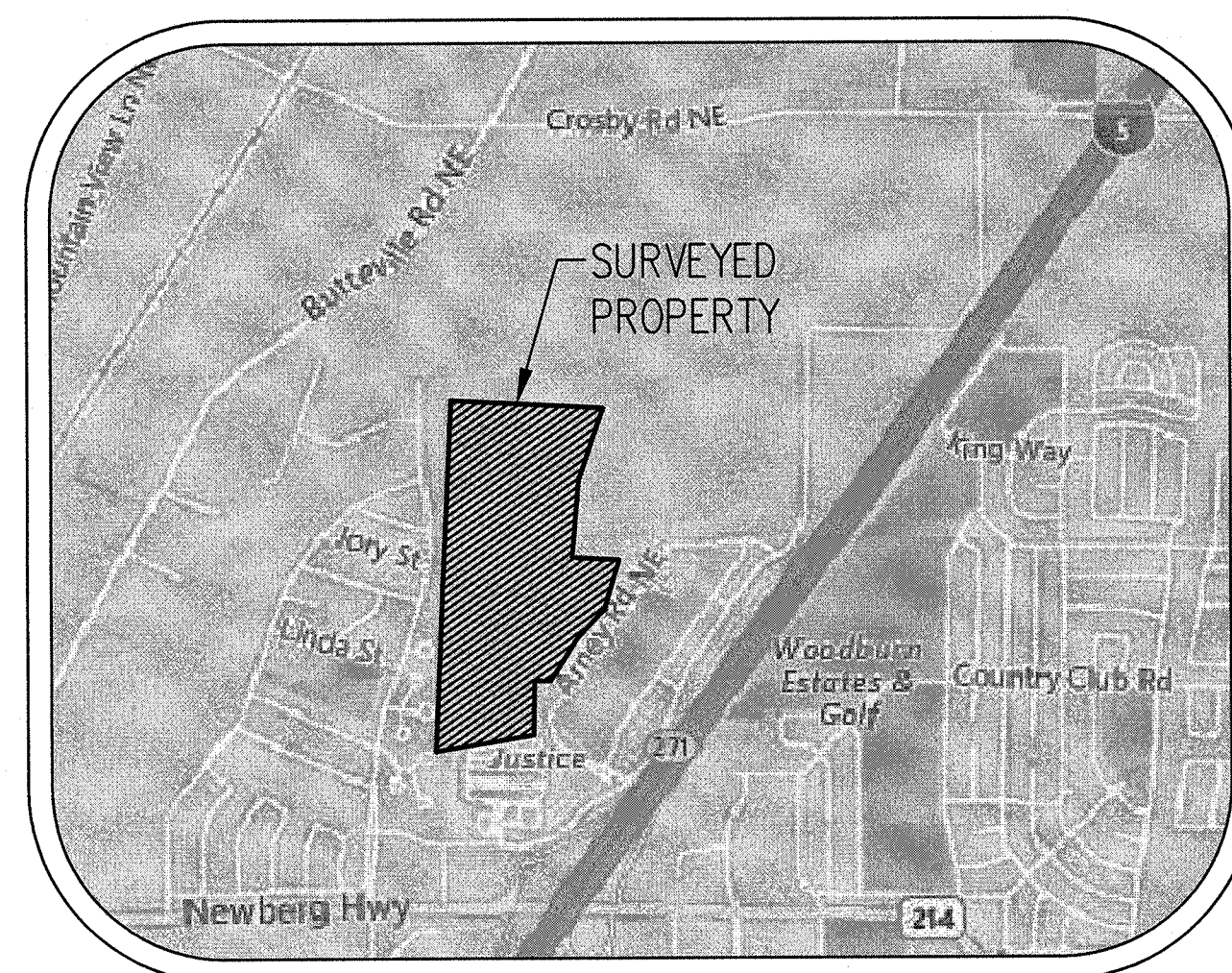
SCALE 1" = 50 FEET



REEL 3373 PAGE 479
OWNER: CROSBY LAND CO., LLC
TAX LOT 700
MAP 05-2W-01C

REEL 1797 PAGE 54
OWNER: CARL F. TOWLES, "ET AL."
TAX LOT 800
MAP 05-2W-01C

TAX LOT 1100
MAP 05-2W-01C
AREA = 28.143 ACRES, MORE OR LESS
"NO BUILDINGS OBSERVED"



VICINITY MAP
NOT TO SCALE

NOTES

- TAX LOT 1100 DOES NOT HAVE A PHYSICAL ADDRESS. THE ADDRESS FOR TAX LOT 100 IS 9065 ARNEY LANE NE, AND THE ADDRESS FOR TAX LOT 300 IS 2385 SPRAGUE LANE.
- THE GROSS COMBINED PROPERTY AREA IS 62.22 ACRES, MORE OR LESS.
- TAX LOT 1100 HAS VEHICULAR ACCESS TO THE PUBLIC RIGHT-OF-WAY OF ARNEY LANE NE THROUGH THE 30 FOOT ROADWAY EASEMENT WITH A GRAVEL ROAD LOCATED IN THE EASEMENT AS SHOWN. TAX LOT 1100 ALSO HAS ACCESS TO THE UNIMPROVED PUBLIC RIGHT-OF-WAY OF NEXIA STREET, THERE IS NO CURRENT VEHICULAR ACCESS TO THIS POINT. TAX LOT 100 HAS VEHICULAR ACCESS TO THE PUBLIC RIGHT-OF-WAY OF ARNEY LANE NE, AS SHOWN. TAX LOT 300 HAS VEHICULAR ACCESS TO SPRAGUE LANE, AS SHOWN.
- ELEVATIONS AND CONTOURS ARE BASED ON GPS MEASUREMENTS PER THE OREGON REAL-TIME GNSS NETWORK USING THE NAD83 DATUM.
- THE SURVEYED PROPERTY IS LOCATED IN THE NON SHADED ZONE 'X' ON TWO SEPARATE FLOOD INSURANCE RATE MAPS FOR MARION COUNTY, OREGON WITH MAP NUMBERS 41047C0119G AND 41047C0117G HAVING EFFECTIVE DATES OF JANUARY 19, 2000. NON SHADED ZONE 'X' IS DEFINED AS: "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN".
- WETLANDS AREAS ARE BASED ON FIELD TIES TO DELINEATION MARKERS PLACED BY WETLAND SOLUTIONS NORTHWEST, LLC.
- THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBERS 16275641, 16275643, 16275645, 16284781, 16284785 AND 16284788.

POTENTIAL ENCROACHMENTS

NO POTENTIAL ENCROACHMENTS WERE OBSERVED.

SURVEYOR'S NOTE: THE TITLE REPORT AND PROPERTY DESCRIPTION BELOW PERTAIN ONLY TO TAX LOT 1100 MAP 05-2W-01C, SEE SHEET 2 AND SHEET 3 FOR INFORMATION REGARDING THE OTHER TAX LOTS INCLUDED IN THIS SURVEY.

TITLE REPORT INFORMATION

THE PROPERTY DESCRIPTION AND EXCEPTIONS ARE PER THE PRELIMINARY REPORT WITH AN EFFECTIVE DATE OF NOVEMBER 3, 2016 AT 8:00 AM, PREPARED BY FIDELITY NATIONAL TITLE COMPANY OF OREGON WITH ORDER NUMBER FT150054086-FTMW23.
GENERAL EXCEPTIONS 1-5 AND SPECIFIC ITEMS AND EXCEPTIONS 6-12 ARE NOT PLOTTABLE.

PROPERTY DESCRIPTION (TAX LOT 1100)

BEGINNING AT THE NORTHWEST CORNER OF THE DONATION LAND CLAIM OF WILLIAM DARST NO. 60 IN TOWNSHIP 5 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON, THENCE SOUTH 89°06'59" EAST ALONG THE NORTH LINE OF THAT PROPERTY DESCRIBED IN THAT DEED TO ROY G. ARNEY AND RECORDED IN VOLUME 552, PAGE 526 OF MARION COUNTY DEED RECORDS 973.70 FEET TO AN IRON PIPE, THENCE SOUTH 89°52'28" EAST 202.81 FEET TO AN IRON ROD, THENCE SOUTH 16°30'52" WEST 590.79 FEET TO AN IRON ROD, THENCE SOUTH 74°15'21" WEST 600.85 FEET TO AN IRON ROAD ON THE SOUTH LINE OF SAID PROPERTY, THENCE NORTH 89°08' WEST ALONG SAID SOUTH LINE 992.41 FEET TO AN IRON PIPE AT THE SOUTHWEST CORNER OF SAID ARNEY PROPERTY, THENCE NORTH 0°35'43" EAST ALONG THE WEST LINE OF SAID PROPERTY 1170.74 FEET TO THE POINT OF BEGINNING.

ALSO AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER AND ACROSS A STRIP OF LAND ADJOINING, AND BEING 30 FEET IN WIDTH WHEN MEASURED NORTHERLY AT RIGHT ANGLES TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY AND EXTENDING SOUTH 89°08' EAST 868.37 FEET TO AN IRON ROD AT COUNTY ROAD NO. 511.

BOUNDARY RESOLUTION

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83(2011). MEASUREMENTS WERE TAKEN USING THE OREGON REAL-TIME GNSS NETWORK.

THE WESTERLY PROPERTY BOUNDARY WAS ESTABLISHED BY HOLDING THE MONUMENT AT (113) AND (112) (SEE SHEET 3). THE SOUTHERLY BOUNDARY WAS ESTABLISHED BY HOLDING THE MONUMENT AT (114) AND HOLDING THE MONUMENT AT (115) FOR LINE. THE REMAINDER OF THE BOUNDARY FOR TAX LOT 1100 WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AS SHOWN AND NOTED.

SURVEYOR'S CERTIFICATION

TO MASTER DEVELOPMENT, LLC AND FIDELITY NATIONAL TITLE COMPANY OF OREGON:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 7(a), 8, 11 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 21, 2016.

Clinton H. Stubbs Jr.
CLINTON H. STUBBS JR.
OREGON P.L.S. NO. 55469

January 6, 2017
DATE OF PLAT OR MAP

FOUND MONUMENT DESCRIPTIONS

- (101) 5/8" IRON ROD WITH NO CAP; HELD
- (102) 1" IRON PIPE, BEARS N03°03'25"E 0.70'
- (103) 1" IRON PIPE, BEARS S03°03'25"W 0.60'
- (104) 1/2" IRON PIPE, BEARS N87°19'53"W 0.70'
- (105) 5/8" IRON ROD WITH YPC STAMPED "DLT & ASSOC. PLS 1362"; BEARS N87°19'53"W 0.46'
- (106) 5/8" IRON ROD WITH NO CAP; BEARS N87°19'53"W 0.53'
- (107) 5/8" IRON ROD WITH YPC STAMPED "LAND MARKERS LS 1831"; BEARS N87°00'02"W 0.33'
- (108) 5/8" IRON ROD WITH YPC STAMPED "DLT & ASSOC. PLS 1362"; BEARS N87°19'53"W 0.46'
- (113) 3" BRASS DISC IN CONCRETE STAMPED "N.W. D.L.C. 60"; HELD
- (114) 5/8" IRON ROD WITH NO CAP; HELD
- (115) 5/8" IRON ROD WITH NO CAP; HELD

LEGEND	
DECIDUOUS TREE	
CONIFEROUS TREE	
FOUND SURVEY MONUMENT	
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
STORM SEWER LINE	

NORTHWEST
1815 NW 163RD PLACE, SUITE 2090
BEAVERTON, OR 97008
PHONE: 503-648-2127 FAX: 503-648-2179
EMAIL: nwsurveying@nwsurvey.com

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1 AND THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 2 WEST, N.M.C., CITY OF WOODBURN, MARION COUNTY, OREGON

ALTA/NSPS LAND TITLE SURVEY
OREGON
WOODBURN

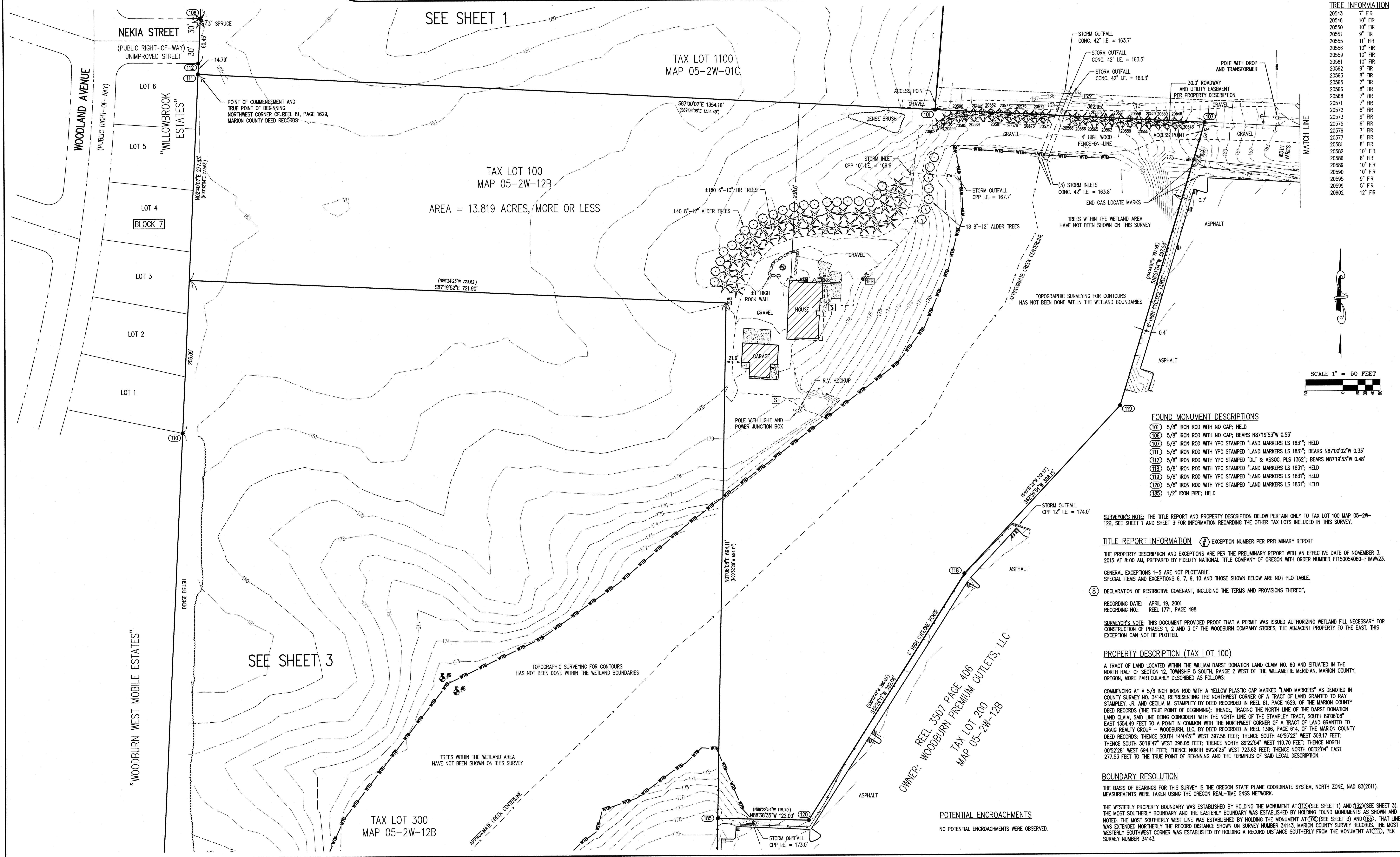
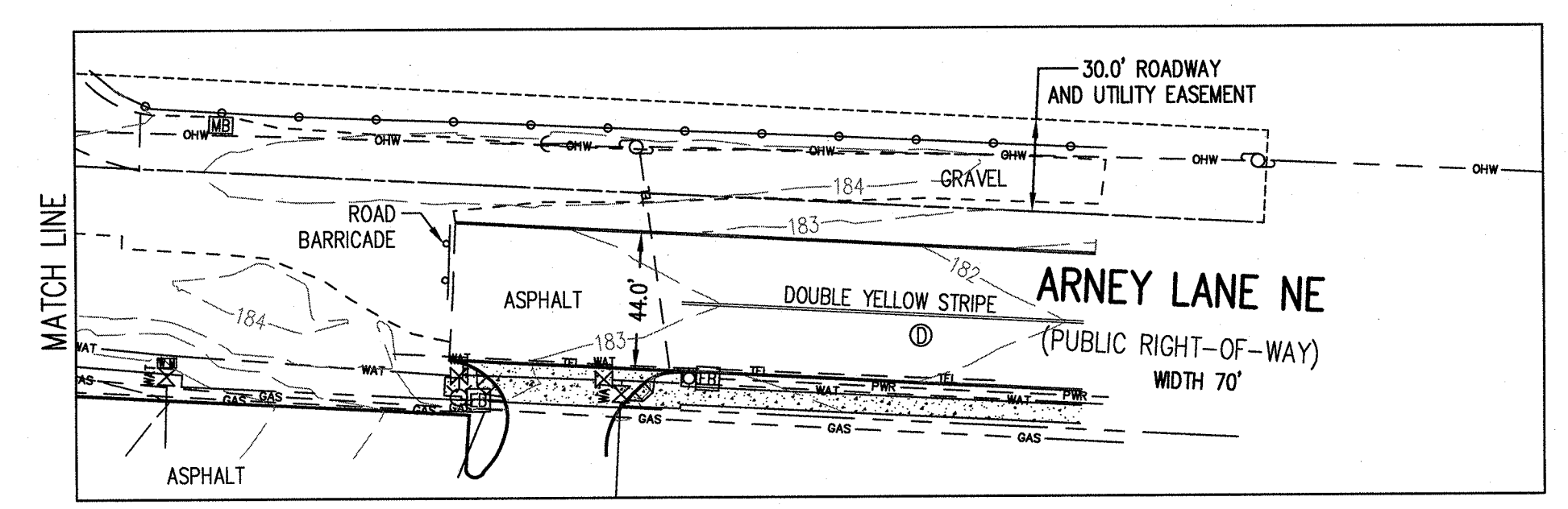
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SCALE: AS NOTED
DRAWING GENERATED BY: 100004
DRAWN BY: CDW
CHECKED BY: CHS
PREPARED FOR:
MASTER CAPITAL MANAGEMENT
120 W. BROADWAY
EUGENE, OR 97401

REVISIONS:
INITIAL RELEASE: JAN. 6, 2017

REGISTERED PROFESSIONAL LAND SURVEYOR
Clinton H. Stubbs Jr.
CLINTON H. STUBBS JR.
55469LS
RENEWAL DATE: 06/30/18

JOB NUMBER
1500
SHEET
1 OF 3

LEGEND			
DECIDUOUS TREE	GAS METER	RIGHT-OF-WAY LINE	POWER LINE
CONIFEROUS TREE	GUY WIRE ANCHOR	BOUNDARY LINE	OVERHEAD WIRE
FIRE HYDRANT	UTILITY POLE	PROPERTY LINE	TELEPHONE WIRE
WATER BLOWOFF	ELECTRICAL METER	CENTERLINE	GAS LINE
WATER METER	POWER JUNCTION BOX	CURB	STORM SEWER LINE
WATER VALVE	HVAC UNIT	CREAK CENTERLINE	WATER LINE
WELL CASING	POWER TRANSFORMER	EDGE OF PAVEMENT	WETLAND BOUNDARY
SANITARY SEWER CLEAN OUT	STREET LIGHT	EASEMENT	
SEPTIC TANK	TELEPHONE/TELEVISION VAULT	FENCE LINE	
LYNCH STYLE CATCH BASIN	TELEPHONE/TELEVISION RISER	GRAVEL EDGE	
STORM SEWER MANHOLE	SIGN		
MAILBOX	BOLLARD		
WETLAND BOUNDARY TEST PIT WITH NUMBER AS SHOWN	FOUND SURVEY MONUMENT		



TREE INFORMATION

20543	7" FIR
20546	10" FIR
20550	10" FIR
20551	9" FIR
20555	11" FIR
20556	10" FIR
20559	10" FIR
20561	10" FIR
20562	9" FIR
20563	8" FIR
20565	7" FIR
20566	8" FIR
20568	7" FIR
20571	7" FIR
20572	8" FIR
20573	9" FIR
20575	6" FIR
20576	7" FIR
20577	8" FIR
20581	8" FIR
20582	10" FIR
20586	8" FIR
20589	10" FIR
20590	10" FIR
20595	9" FIR
20599	5" FIR
20602	12" FIR

- FOUND MONUMENT DESCRIPTIONS**
- (101) 5/8" IRON ROD WITH NO CAP; HELD
 - (106) 5/8" IRON ROD WITH NO CAP; BEARS N87°19'53"W 0.53'
 - (107) 5/8" IRON ROD WITH YPC STAMPED "LAND MARKERS LS 1831"; HELD
 - (111) 5/8" IRON ROD WITH YPC STAMPED "LAND MARKERS LS 1831"; BEARS N87°00'02"W 0.33'
 - (112) 5/8" IRON ROD WITH YPC STAMPED "DLT & ASSOC. PLS 1362"; BEARS N87°19'53"W 0.48'
 - (118) 5/8" IRON ROD WITH YPC STAMPED "LAND MARKERS LS 1831"; HELD
 - (119) 5/8" IRON ROD WITH YPC STAMPED "LAND MARKERS LS 1831"; HELD
 - (120) 5/8" IRON ROD WITH YPC STAMPED "LAND MARKERS LS 1831"; HELD
 - (185) 1/2" IRON PIPE; HELD

SURVEYOR'S NOTE: THE TITLE REPORT AND PROPERTY DESCRIPTION BELOW PERTAIN ONLY TO TAX LOT 100 MAP 05-2W-12B, SEE SHEET 1 AND SHEET 3 FOR INFORMATION REGARDING THE OTHER TAX LOTS INCLUDED IN THIS SURVEY.

TITLE REPORT INFORMATION (E) EXCEPTION NUMBER PER PRELIMINARY REPORT

THE PROPERTY DESCRIPTION AND EXCEPTIONS ARE PER THE PRELIMINARY REPORT WITH AN EFFECTIVE DATE OF NOVEMBER 3, 2015 AT 8:00 AM, PREPARED BY FIDELITY NATIONAL TITLE COMPANY OF OREGON WITH ORDER NUMBER FT150054080-FTMW23.

GENERAL EXCEPTIONS 1-5 ARE NOT PLOTTABLE.
SPECIAL ITEMS AND EXCEPTIONS 6, 7, 9, 10 AND THOSE SHOWN BELOW ARE NOT PLOTTABLE.

(8) DECLARATION OF RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF.

RECORDING DATE: APRIL 19, 2001
RECORDING NO.: REEL 1771, PAGE 498

SURVEYOR'S NOTE: THIS DOCUMENT PROVIDED PROOF THAT A PERMIT WAS ISSUED AUTHORIZING WETLAND FILL NECESSARY FOR CONSTRUCTION OF PHASES 1, 2 AND 3 OF THE WOODBURN COMPANY STORES, THE ADJACENT PROPERTY TO THE EAST. THIS EXCEPTION CAN NOT BE PLOTTED.

PROPERTY DESCRIPTION (TAX LOT 100)

A TRACT OF LAND LOCATED WITHIN THE WILLIAM DARST DONATION LAND CLAIM NO. 60 AND SITUATED IN THE NORTH HALF OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "LAND MARKERS" AS DENOTED IN COUNTY SURVEY NO. 34143, REPRESENTING THE NORTHWEST CORNER OF A TRACT OF LAND GRANTED TO RAY STAMPELY, JR. AND CECILIA M. STAMPELY BY DEED RECORDED IN REEL 81, PAGE 1629, OF THE MARION COUNTY DEED RECORDS (THE TRUE POINT OF BEGINNING); THENCE, TRACING THE NORTH LINE OF THE DARST DONATION LAND CLAIM, SAID LINE BEING COINCIDENT WITH THE NORTH LINE OF THE STAMPELY TRACT, SOUTH 89°30'00" EAST 1354.40 FEET TO A POINT IN COMMON WITH THE NORTHWEST CORNER OF A TRACT OF LAND GRANTED TO CRAIG REALTY GROUP - WOODBURN, LLC, BY DEED RECORDED IN REEL 1396, PAGE 614, OF THE MARION COUNTY DEED RECORDS; THENCE SOUTH 14°44'51" WEST 397.58 FEET; THENCE SOUTH 40°55'22" WEST 308.17 FEET; THENCE SOUTH 30°19'47" WEST 396.05 FEET; THENCE NORTH 89°22'54" WEST 119.70 FEET; THENCE NORTH 00°52'28" WEST 694.11 FEET; THENCE NORTH 89°42'21" WEST 723.62 FEET; THENCE NORTH 00°32'04" EAST 277.53 FEET TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LEGAL DESCRIPTION.

BOUNDARY RESOLUTION

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83(2011). MEASUREMENTS WERE TAKEN USING THE OREGON REAL-TIME GNSS NETWORK.

THE WESTERLY PROPERTY BOUNDARY WAS ESTABLISHED BY HOLDING THE MONUMENT AT (113) (SEE SHEET 1) AND (132) (SEE SHEET 3). THE MOST SOUTHERLY BOUNDARY AND THE EASTERLY BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AS SHOWN AND NOTED. THE MOST SOUTHERLY WEST LINE WAS ESTABLISHED BY HOLDING THE MONUMENT AT (100) (SEE SHEET 3) AND (185); THAT LINE WAS EXTENDED NORTHERLY THE RECORD DISTANCE SHOWN ON SURVEY NUMBER 34143, MARION COUNTY SURVEY RECORDS. THE MOST WESTERLY SOUTHWEST CORNER WAS ESTABLISHED BY HOLDING A RECORD DISTANCE SOUTHERLY FROM THE MONUMENT AT (111), PER SURVEY NUMBER 34143.

ORTHWEST SURVEYING, Inc.
1815 NW 168th PLACE, SUITE 2090
BEAVERTON, OR 97006
PHONE: 503-848-2127 FAX: 503-848-2179
EMAIL: fmsurveying@earthlink.net

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11 AND THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 2 WEST, T1M, CITY OF WOODBURN, MARION COUNTY, OREGON

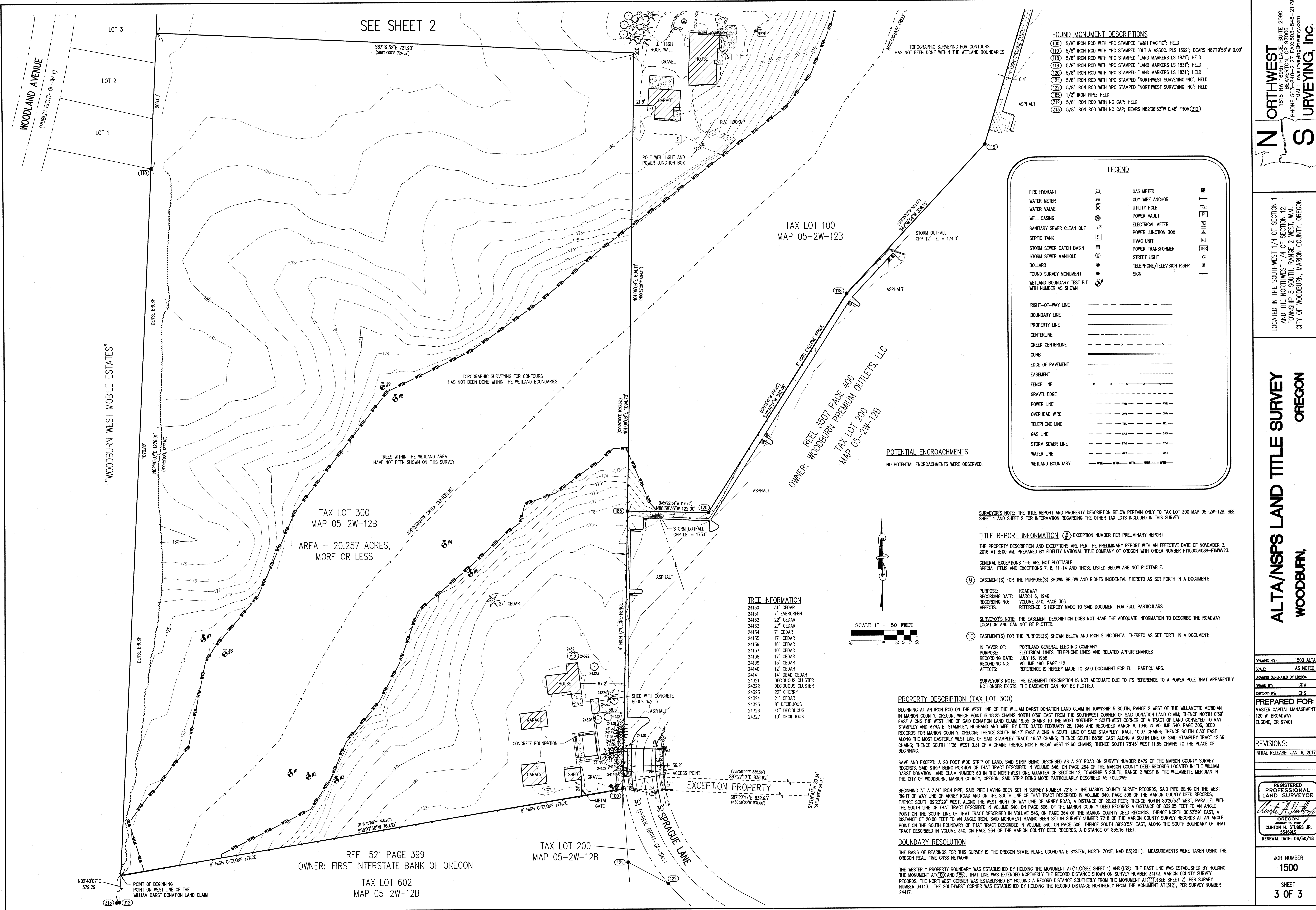
ALTA/NSPS LAND TITLE SURVEY
WOODBURN, OREGON

DRAWING NO.: 1500 ALTA
SCALE: AS NOTED
DRAWING GENERATED BY: 100204
DRAWN BY: CDW
CHECKED BY: CHS
PREPARED FOR:
MASTER CAPITAL MANAGEMENT
120 W. BROADWAY
EUGENE, OR 97401

REVISIONS:
INITIAL RELEASE: JAN. 6, 2017

REGISTERED PROFESSIONAL LAND SURVEYOR
Clinton H. Stubbs Jr.
OREGON
CLINTON H. STUBBS JR.
5548915
RENEWAL DATE: 06/30/18

JOB NUMBER
1500
SHEET
2 OF 3



SEE SHEET 2

- FOUND MONUMENT DESCRIPTIONS**
- (100) 5/8" IRON ROD WITH YPC STAMPED "NWH PACIFIC"; HELD
 - (101) 5/8" IRON ROD WITH YPC STAMPED "DLI & ASSOC. PLS 1362"; BEARS N87°19'53"W 0.09'
 - (102) 5/8" IRON ROD WITH YPC STAMPED "LAND MARKERS LS 1831"; HELD
 - (103) 5/8" IRON ROD WITH YPC STAMPED "LAND MARKERS LS 1831"; HELD
 - (104) 5/8" IRON ROD WITH YPC STAMPED "LAND MARKERS LS 1831"; HELD
 - (105) 5/8" IRON ROD WITH YPC STAMPED "LAND MARKERS LS 1831"; HELD
 - (106) 5/8" IRON ROD WITH YPC STAMPED "NORTHWEST SURVEYING INC."; HELD
 - (107) 5/8" IRON ROD WITH YPC STAMPED "NORTHWEST SURVEYING INC."; HELD
 - (108) 1/2" IRON PIPE; HELD
 - (312) 5/8" IRON ROD WITH NO CAP; HELD
 - (313) 5/8" IRON ROD WITH NO CAP; BEARS N82°36'52"W 0.48' FROM (312)

LEGEND

FIRE HYDRANT	⊕	GAS METER	⊕
WATER METER	⊕	GUY WIRE ANCHOR	⊕
WATER VALVE	⊕	UTILITY POLE	⊕
WELL CASING	⊕	POWER VAULT	⊕
SANITARY SEWER CLEAN OUT	⊕	ELECTRICAL METER	⊕
SEPTIC TANK	⊕	POWER JUNCTION BOX	⊕
STORM SEWER CATCH BASIN	⊕	HVAC UNIT	⊕
STORM SEWER MANHOLE	⊕	POWER TRANSFORMER	⊕
BOLLARD	⊕	STREET LIGHT	⊕
FOUND SURVEY MONUMENT	⊕	TELEPHONE/TELEVISION RISER	⊕
WETLAND BOUNDARY TEST PIT WITH NUMBER AS SHOWN	⊕	SIGN	⊕

RIGHT-OF-WAY LINE	—
BOUNDARY LINE	—
PROPERTY LINE	—
CENTERLINE	—
CREEK CENTERLINE	—
CURB	—
EDGE OF PAVEMENT	—
EASEMENT	—
FENCE LINE	—
GRAVEL EDGE	—
POWER LINE	—
OVERHEAD WIRE	—
TELEPHONE LINE	—
GAS LINE	—
STORM SEWER LINE	—
WATER LINE	—
WETLAND BOUNDARY	—

TAX LOT 100
MAP 05-2W-12B

TAX LOT 300
MAP 05-2W-12B
AREA = 20.257 ACRES,
MORE OR LESS

REEL 3507 PAGE 406
TAX LOT 200
MAP 05-2W-12B
OWNER: WOODBURN PREMIUM OUTLETS, LLC

REEL 521 PAGE 399
OWNER: FIRST INTERSTATE BANK OF OREGON

TAX LOT 602
MAP 05-2W-12B

SURVEYOR'S NOTE: THE TITLE REPORT AND PROPERTY DESCRIPTION BELOW PERTAIN ONLY TO TAX LOT 300 MAP 05-2W-12B, SEE SHEET 1 AND SHEET 2 FOR INFORMATION REGARDING THE OTHER TAX LOTS INCLUDED IN THIS SURVEY.

TITLE REPORT INFORMATION (EXCEPTION NUMBER PER PRELIMINARY REPORT)
THE PROPERTY DESCRIPTION AND EXCEPTIONS ARE PER THE PRELIMINARY REPORT WITH AN EFFECTIVE DATE OF NOVEMBER 3, 2016 AT 8:00 AM, PREPARED BY FIDELITY NATIONAL TITLE COMPANY OF OREGON WITH ORDER NUMBER FT150054088-FIMW23.

GENERAL EXCEPTIONS 1-5 ARE NOT PLOTTABLE.
SPECIAL ITEMS AND EXCEPTIONS 7, 8, 11-14 AND THOSE LISTED BELOW ARE NOT PLOTTABLE.

(9) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: ROADWAY
RECORDING DATE: MARCH 6, 1946
RECORDING NO: VOLUME 340, PAGE 306
AFFECTS: REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(10) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: PORTLAND GENERAL ELECTRIC COMPANY
PURPOSE: ELECTRICAL LINES, TELEPHONE LINES AND RELATED APPURTENANCES
RECORDING DATE: JULY 15, 1956
RECORDING NO: VOLUME 490, PAGE 112
AFFECTS: REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

SURVEYOR'S NOTE: THE EASEMENT DESCRIPTION DOES NOT HAVE THE ADEQUATE INFORMATION TO DESCRIBE THE ROADWAY LOCATION AND CAN NOT BE PLOTTED.

SURVEYOR'S NOTE: THE EASEMENT DESCRIPTION IS NOT ADEQUATE DUE TO ITS REFERENCE TO A POWER POLE THAT APPARENTLY NO LONGER EXISTS. THE EASEMENT CAN NOT BE PLOTTED.

PROPERTY DESCRIPTION (TAX LOT 300)

BEGINNING AT AN IRON ROD ON THE WEST LINE OF THE WILLIAM DARST DONATION LAND CLAIM IN TOWNSHIP 5 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON, WHICH POINT IS 18.25 CHAINS NORTH 05°59' EAST FROM THE SOUTHWEST CORNER OF SAID DONATION LAND CLAIM; THENCE NORTH 05°59' EAST ALONG THE WEST LINE OF SAID DONATION LAND CLAIM 19.35 CHAINS TO THE MOST NORTHERLY SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RAY STAMPLEY AND MYRA B. STAMPLEY, HUSBAND AND WIFE, BY DEED DATED FEBRUARY 28, 1946 AND RECORDED MARCH 6, 1946 IN VOLUME 340, PAGE 306, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE SOUTH 87°57' EAST ALONG A SOUTH LINE OF SAID STAMPLEY TRACT, 10.97 CHAINS; THENCE SOUTH 03°00' EAST ALONG THE MOST EASTERLY WEST LINE OF SAID STAMPLEY TRACT, 16.57 CHAINS; THENCE SOUTH 88°56' EAST ALONG A SOUTH LINE OF SAID STAMPLEY TRACT 12.66 CHAINS; THENCE SOUTH 113°36' WEST 0.31 OF A CHAIN; THENCE NORTH 88°56' WEST 12.60 CHAINS; THENCE SOUTH 78°45' WEST 11.65 CHAINS TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT: A 20 FOOT WIDE STRIP OF LAND, SAID STRIP BEING DESCRIBED AS A 20' ROAD ON SURVEY NUMBER 8479 OF THE MARION COUNTY SURVEY RECORDS, SAID STRIP BEING PORTION OF THAT TRACT DESCRIBED IN VOLUME 546, ON PAGE 264 OF THE MARION COUNTY DEED RECORDS LOCATED IN THE WILLIAM DARST DONATION LAND CLAIM NUMBER 60 IN THE NORTHWEST ONE QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 2 WEST IN THE WILLAMETTE MERIDIAN IN THE CITY OF WOODBURN, MARION COUNTY, OREGON, SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE, SAID PIPE HAVING BEEN SET IN SURVEY NUMBER 7218 IF THE MARION COUNTY SURVEY RECORDS, SAID PIPE BEING ON THE WEST RIGHT OF WAY LINE OF ARNEY ROAD AND ON THE SOUTH LINE OF THAT TRACT DESCRIBED IN VOLUME 340, PAGE 306 OF THE MARION COUNTY DEED RECORDS; THENCE SOUTH 69°23'29" WEST, ALONG THE WEST RIGHT OF WAY LINE OF ARNEY ROAD, A DISTANCE OF 20.23 FEET; THENCE NORTH 89°20'53" WEST, PARALLEL WITH THE SOUTH LINE OF THAT TRACT DESCRIBED IN VOLUME 340, ON PAGE 306, OF THE MARION COUNTY DEED RECORDS A DISTANCE OF 832.05 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF THAT TRACT DESCRIBED IN VOLUME 546, ON PAGE 264 OF THE MARION COUNTY DEED RECORDS; THENCE NORTH 00°32'59" EAST, A DISTANCE OF 20.00 FEET TO AN ANGLE IRON, SAID MONUMENT HAVING BEEN SET IN SURVEY NUMBER 7218 OF THE MARION COUNTY SURVEY RECORDS AT AN ANGLE POINT ON THE SOUTH BOUNDARY OF THAT TRACT DESCRIBED IN VOLUME 340, ON PAGE 306; THENCE SOUTH 89°20'53" EAST, ALONG THE SOUTH BOUNDARY OF THAT TRACT DESCRIBED IN VOLUME 340, ON PAGE 264 OF THE MARION COUNTY DEED RECORDS, A DISTANCE OF 835.16 FEET.

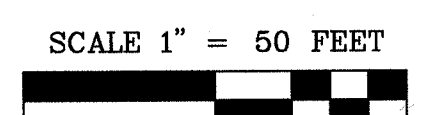
BOUNDARY RESOLUTION

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83(2011). MEASUREMENTS WERE TAKEN USING THE OREGON REAL-TIME GNSS NETWORK.

THE WESTERLY PROPERTY BOUNDARY WAS ESTABLISHED BY HOLDING THE MONUMENT AT (100) (SEE SHEET 1) AND (102). THE EAST LINE WAS ESTABLISHED BY HOLDING THE MONUMENT AT (100) AND (102). THAT LINE WAS EXTENDED NORTHERLY TO SHOW IN SURVEY NUMBER 34143, MARION COUNTY SURVEY RECORDS. THE NORTHWEST CORNER WAS ESTABLISHED BY HOLDING A RECORD DISTANCE SOUTHERLY FROM THE MONUMENT AT (100) (SEE SHEET 2), PER SURVEY NUMBER 34143. THE SOUTHWEST CORNER WAS ESTABLISHED BY HOLDING THE RECORD DISTANCE NORTHERLY FROM THE MONUMENT AT (100), PER SURVEY NUMBER 24417.

TREE INFORMATION

- 24130 31" CEDAR
- 24131 7" EVERGREEN
- 24132 22" CEDAR
- 24133 27" CEDAR
- 24134 7" CEDAR
- 24135 17" CEDAR
- 24136 16" CEDAR
- 24137 10" CEDAR
- 24138 17" CEDAR
- 24139 13" CEDAR
- 24140 12" CEDAR
- 24141 14" DEAD CEDAR
- 24321 DEODIOUS CLUSTER
- 24322 DEODIOUS CLUSTER
- 24323 22" CHERRY
- 24324 21" CEDAR
- 24325 8" DEODIOUS
- 24326 45" DEODIOUS
- 24327 10" DEODIOUS



EXCEPTION PROPERTY
(S88°56'00"E 636.56')
(S87°27'17"E 836.62')
(S87°27'17"E 832.85')
(N88°56'00"W 631.60')

ORTHWEST SURVEYING, Inc.
1815 NW 163RD PLACE, SUITE 2090
BEAVERTON, OR 97006
PHONE: 503-648-2127 FAX: 503-648-2179
EMAIL: info@orthwestsurveying.com

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11 AND THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 2 WEST, N.M., CITY OF WOODBURN, MARION COUNTY, OREGON

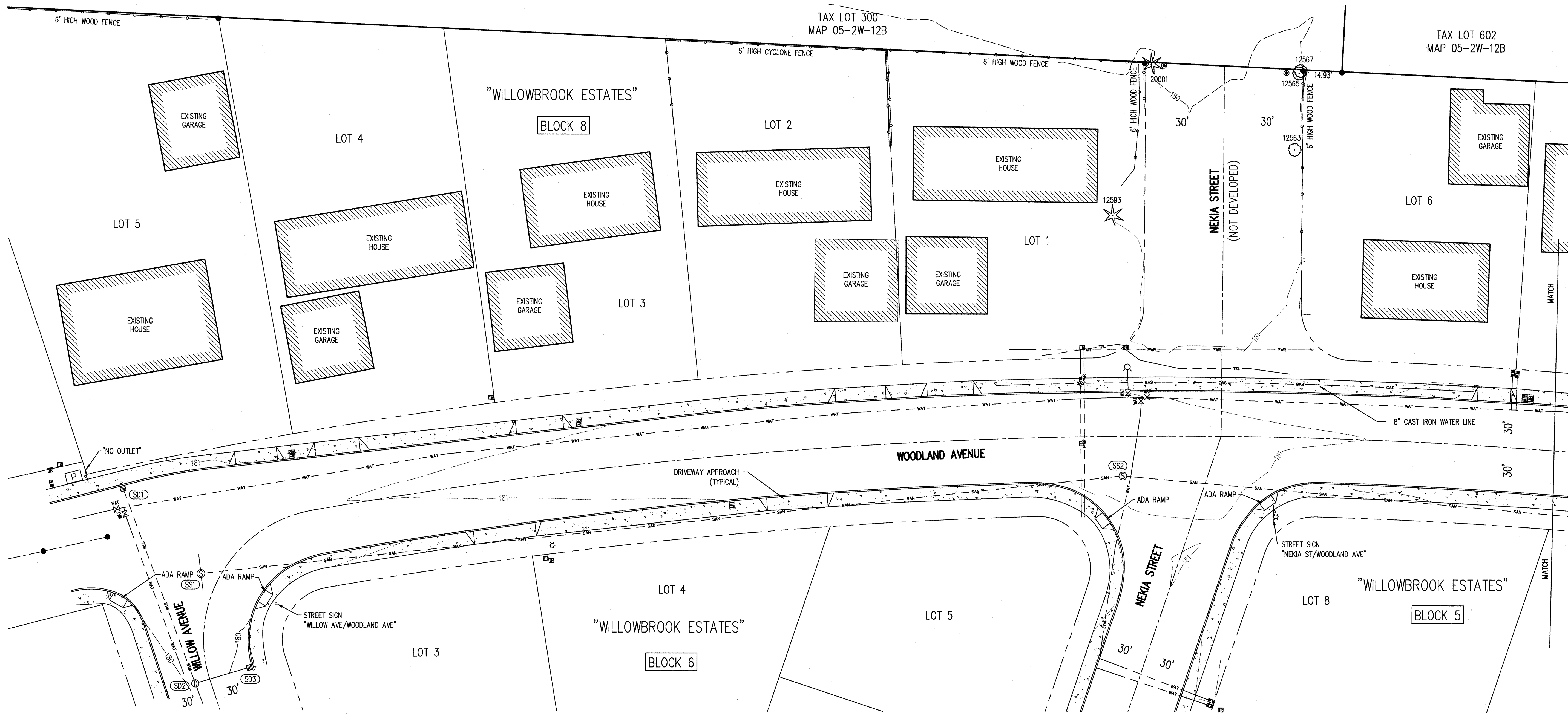
ALTA/NSPS LAND TITLE SURVEY
WOODBURN, OREGON

DRAWING NO.: 1500 ALTA
SCALE: AS NOTED
DRAWING GENERATED BY: 100004
DRAWN BY: CDW
CHECKED BY: CHS
PREPARED FOR: MASTER CAPITAL MANAGEMENT
120 W. BROADWAY
EUGENE, OR 97401

REVISIONS:
INITIAL RELEASE: JAN. 6, 2017

REGISTERED PROFESSIONAL LAND SURVEYOR
North Adams
CLINTON H. STUBBS JR.
5546915
RENEWAL DATE: 06/30/18

JOB NUMBER
1500
SHEET
3 OF 3



SEE SHEET 2

NOTES

- 1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JANUARY 13, 2017.
- 2) ELEVATIONS AND CONTOURS ARE BASED ON MARION COUNTY BENCHMARK 9432. THE BENCHMARK IS A 2-1/2" BRASS DISK, AND HAS AN ELEVATION 181.43 FEET ON THE NGVD 1929 DATUM.
- 3) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83(2011).
- 4) THE RIGHT-OF-WAY WIDTHS WERE ESTABLISH USING INFORMATION FROM RECORD SURVEYS, PLATS, AND THE TAX ASSESSOR'S MAP.
- 5) THE SURVEYOR WAS NOT PROVIDED WITH A TITLE REPORT FOR THE PROPERTIES ADJACENT TO WOODLAND AVENUE. NO EASEMENTS HAVE BEEN PLOTTED.
- 6) THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBERS 16275641 AND 16275645. ALONG WOODLAND AVENUE UTILITIES WERE ONLY LOCATED AT THE INTERSECTION OF NEKIA STREET.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

TREE INFORMATION TABLE

LOCATE	TREE CLUSTER
12563	15" CHERRY
12565	22" CHERRY
12567	11" EVERGREEN
12593	13" SPRUCE

STORM SEWER INFORMATION

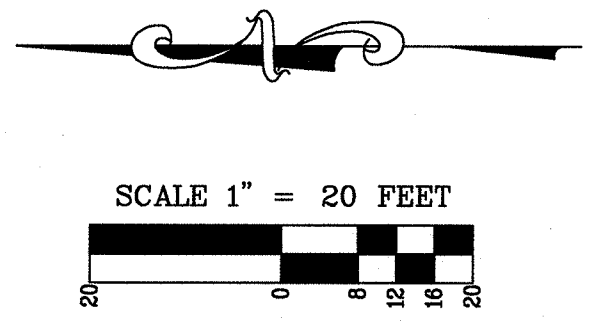
- (SD1) CATCH BASIN
RIM = 180.26'
I.E. 10" OUT (W) = 177.0'
- (SD2) MANHOLE
RIM = 180.10'
I.E. 10" IN (SE) = 176.6'
I.E. 10" IN (NE) = 176.7'
I.E. 12" OUT (SW) = 176.6'
- (SD3) CATCH BASIN
RIM = 179.67'
I.E. 10" OUT (N) = 177.3'

SANITARY SEWER INFORMATION

- (SS1) MANHOLE
RIM = 180.68'
I.E. 8" IN (E) = 171.0'
I.E. 8" IN (S) = 170.9'
I.E. 8" OUT (W) = 170.7'
- (SS2) MANHOLE
RIM = 181.23'
I.E. 8" IN (S) = 172.4'
I.E. 8" OUT (N) = 172.5'

LEGEND

DECIDUOUS TREE		GUY WIRE ANCHOR	
CONIFEROUS TREE		UTILITY POLE	
FIRE HYDRANT		POWER VAULT	
WATER METER		STREET LIGHT	
WATER VALVE		TELEPHONE/TELEVISION RISER	
SANITARY SEWER MANHOLE		SIGN	
STORM SEWER CATCH BASIN		BOLLARD	
STORM SEWER MANHOLE		FOUND SURVEY MONUMENT	
MAILBOX			
RIGHT-OF-WAY LINE			
BOUNDARY LINE			
PROPERTY LINE			
CENTERLINE			
CURB			
FENCE LINE			
POWER LINE			
OVERHEAD WIRE			
TELEPHONE LINE			
STORM SEWER LINE			
SANITARY SEWER LINE			
WATER LINE			



ORTHWEST SURVEYING, INC.
1815 NW 169th PLACE, SUITE 2090
BEAVERTON, OR 97006
PH: (503) 848-2127 FAX: (503) 848-2179
EMAIL: nwsurveying@nwsvy.com

LOCATED IN THE NORTHWEST 1/4 OF SECTION 12,
TOWNSHIP 5 SOUTH, RANGE 2 WEST, 11M,
CITY OF WOODBURN, MARION COUNTY, OREGON

WOODLAND AVENUE
WOODBURN
TAX LOTS 100, 300, 1100

DRAWING NO.: 1500 TOPO
SCALE: AS NOTED
DRAWING GENERATED BY LD2004
DRAWN BY: TWW
CHECKED BY: CHS
PREPARED FOR:
MASTER DEVELOPMENT
120 W. BROADWAY
EUGENE, OR 97401

REVISIONS:
INITIAL RELEASE: JAN. 26, 2017

REGISTERED PROFESSIONAL LAND SURVEYOR
Clinton H. Stubbs Jr.
OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
55469LS
RENEWAL DATE: 06/30/18

JOB NUMBER
1500
SHEET
1 OF 4



TREE INFORMATION TABLE

12993	24" OAK
12994	18" OAK
12997	32" FIR
13031	34" OAK
13032	26" OAK
13033	28" OAK
13036	26" OAK
13037	28" OAK
13038	21" OAK
13039	9" CHERRY
13040	12" CHERRY
13041	39" OAK
13042	11" OAK
13043	18" FIR
13044	30" OAK
13045	10" CHERRY
13046	SPLIT 9", 6" CHERRY
13047	SPLIT 11", 7" CHERRY
13048	6" CHERRY
13049	9" CHERRY
13050	9" CHERRY
13051	SPLIT 12", 10" CHERRY
13052	10" CHERRY
13053	12" CHERRY
13054	SPLIT 13", 10" CHERRY
13055	27" CEDAR
13077	25" OAK
13078	39" OAK
13079	36" OAK
13080	36" OAK
13081	18" OAK
13082	6" CHERRY
13083	6" CHERRY
13084	8" CHERRY
13085	SPLIT 9", 8" CHERRY
13087	35" OAK

SANITARY SEWER INFORMATION

- SS3 MANHOLE
RIM = 179.14'
I.E. 4" IN (SE) = 174.3'
I.E. 8" OUT (N) = 174.1'
- SS4 MANHOLE
RIM = 179.38'
12" IN (NW)
12" OUT (SW)
FLOWLINE I.E. = 163.9'
- SS5 MANHOLE
RIM = 178.33'
I.E. 12" IN (NW) = 173.5'
I.E. 12" OUT (SW) = 173.2'
- SS6 MANHOLE
RIM = 179.01'
12" IN (W)
12" OUT (E)
FLOWLINE I.E. = 174.0'

LEGEND

DECIDUOUS TREE		TREE STUMP	
CONIFEROUS TREE		GUY WIRE ANCHOR	
FIRE HYDRANT		UTILITY POLE	
WATER METER		POWER VAULT	
WATER VALVE		STREET LIGHT	
SANITARY SEWER MANHOLE		TELEPHONE/TELEVISION RISER	
STORM SEWER CATCH BASIN		SIGN	
STORM SEWER MANHOLE		BOLLARD	
MAILBOX		FOUND PROPERTY CORNER MONUMENT	

RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
FENCE LINE	
POWER LINE	
OVERHEAD WIRE	
TELEPHONE LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	

STORM SEWER INFORMATION

- SD4 CATCH BASIN
RIM = 180.09'
I.E. 10" OUT (SW) = 176.9'
- SD5 CATCH BASIN
RIM = 182.85'
I.E. 10" OUT (SW) = 179.6'
- SD6 CATCH BASIN
RIM = 176.94'
I.E. 10" IN (NE) = 177.0'
I.E. 15" IN (E) = ???
I.E. 15" OUT (W) = ???
- SD7 MANHOLE
RIM = 180.00'
I.E. 10" IN (N) = 175.3'
I.E. 12" IN (S) = 175.3'
I.E. 15" OUT (W) = 175.2'
- SD8 CATCH BASIN
RIM = 178.51'
I.E. 10" IN (W) = 176.0'
I.E. 12" IN (SW) = 175.5'
I.E. 12" OUT (NW) = 175.5'
- SD8 CATCH BASIN
RIM = 178.33'
I.E. 10" OUT (SE) = 176.1'
- SD10 DITCH INLET
RIM = 177.76'
I.E. 10" IN (NW) = 175.9'
I.E. 12" OUT (SE) = 175.8'
- SD11 CATCH BASIN
RIM = 178.63'
I.E. 8" OUT (N) = 177.3'
- SD12 MANHOLE
RIM = 180.63'
I.E. 12" IN (NW) = 175.1'
I.E. 12" OUT (S) = 175.0'
- SD13 STORM CULVERT
I.E. 12" IN (NE) = 177.4'
- SD14 STORM CULVERT
I.E. 12" OUT (SW) = 177.2'

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NORTHWEST SURVEYING, INC.
1815 NW 169th PL., SUITE 2090
BEAVERTON, OR 97006
PH: (503) 848-2127 FAX: (503) 848-2179
EMAIL: nwsurveying@nwsvy.com

LOCATED IN THE NORTHWEST 1/4 OF SECTION 12,
TOWNSHIP 5 SOUTH, RANGE 2 WEST, 11th E.
CITY OF WOODBURN, MARION COUNTY, OREGON

WOODLAND AVENUE
WOODBURN
TAX MAPS 05-2W-12B, 05-2W-01C

DRAWING NO.: 1500 TOPO
SCALE: AS NOTED
DRAWING GENERATED BY: L02004
DRAWN BY: TWW
CHECKED BY: CHS
PREPARED FOR:
MASTER DEVELOPMENT
120 W. BROADWAY
EUGENE, OR 97401

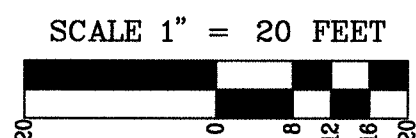
REVISIONS:
INITIAL RELEASE: FEB. 3, 2017

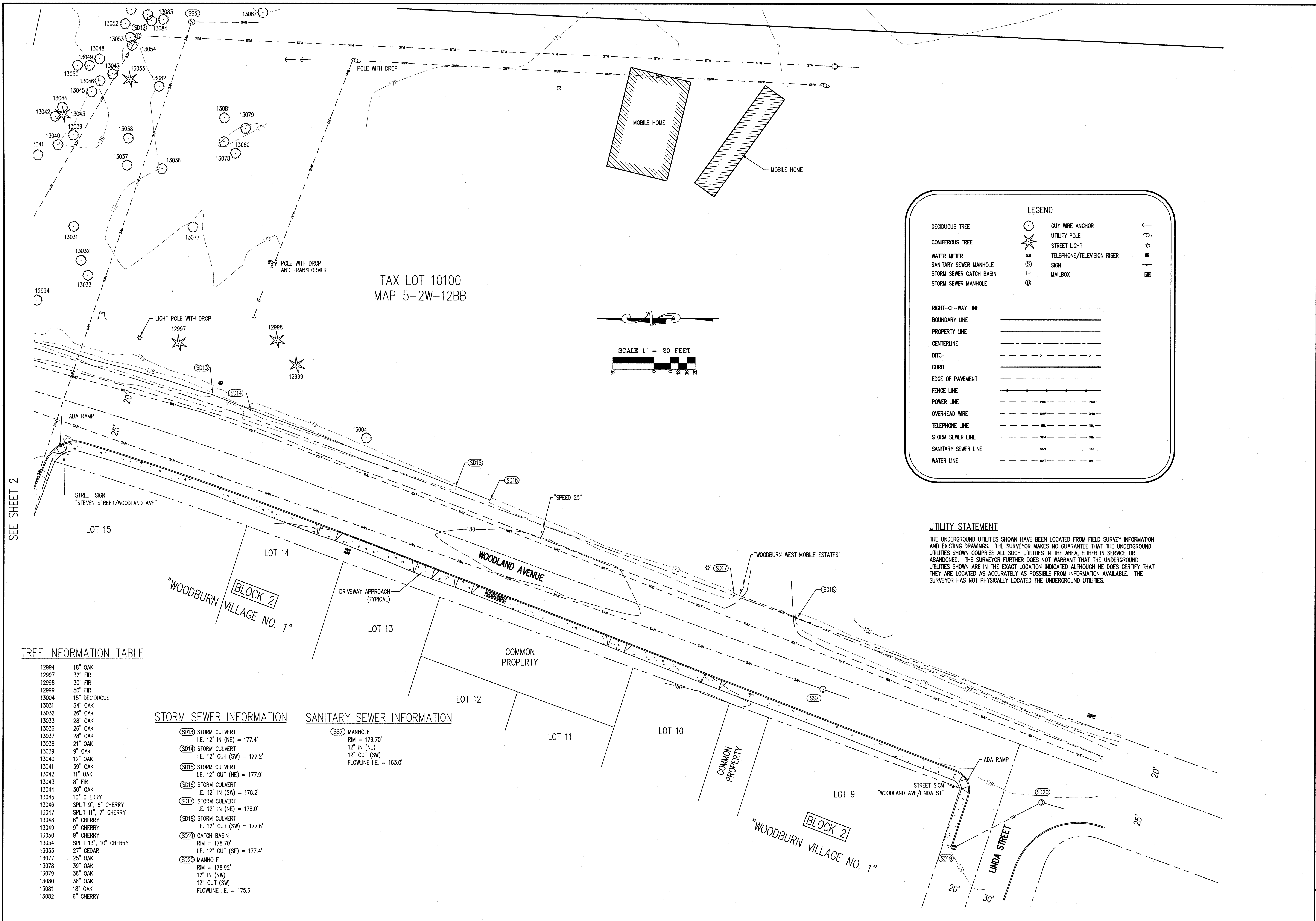
REGISTERED PROFESSIONAL LAND SURVEYOR
Clinton H. Stubbs Jr.
OREGON
JANUARY 13, 2002
CLINTON H. STUBBS JR.
55468LS
RENEWAL DATE: 06/30/18

JOB NUMBER
1500
SHEET
2 OF 4

SEE SHEET 1

SEE SHEET 3





NORTHWEST
1815 NW 169th PLACE, SUITE 2090
BEAVERTON, OR 97006
PH: (503) 848-2127 FAX: (503) 848-2179
EMAIL: nwsurveying@nwsvi.com

SURVEYING, INC.

LOCATED IN THE NORTHWEST 1/4 OF SECTION 12,
TOWNSHIP 5 SOUTH, RANGE 2 WEST, W.M.,
CITY OF WOODBURN, MARION COUNTY, OREGON

WOODLAND AVENUE

WOODBURN
TAX LOTS 100, 300, 1100

OREGON
TAX MAPS 05-2W-12B, 05-2W-01C

DRAWING NO.: 1500 TOPO
SCALE: AS NOTED
DRAWING GENERATED BY: L02204
DRAWN BY: TWW
CHECKED BY: CHS

PREPARED FOR:
MASTER DEVELOPMENT
120 W. BROADWAY
EUGENE, OR 97401

REVISIONS:
INITIAL RELEASE: FEB. 3, 2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Clinton H. Stubbs Jr.

OREGON
JANUARY 15, 2002
CLINTON H. STUBBS JR.
5546LS
RENEWAL DATE: 06/30/18

JOB NUMBER
1500

SHEET
3 OF 4

TREE INFORMATION TABLE

12994	18" OAK
12997	32" FIR
12998	30" FIR
12999	50" FIR
13004	15" DECIDUOUS
13031	34" OAK
13032	26" OAK
13033	28" OAK
13036	26" OAK
13037	28" OAK
13038	21" OAK
13039	9" OAK
13040	12" OAK
13041	39" OAK
13042	11" OAK
13043	8" FIR
13044	30" OAK
13045	10" CHERRY
13046	SPLIT 9", 6" CHERRY
13047	SPLIT 11", 7" CHERRY
13048	6" CHERRY
13049	9" CHERRY
13050	9" CHERRY
13054	SPLIT 13", 10" CHERRY
13055	27" CEDAR
13077	25" OAK
13078	39" OAK
13079	36" OAK
13080	36" OAK
13081	18" OAK
13082	6" CHERRY

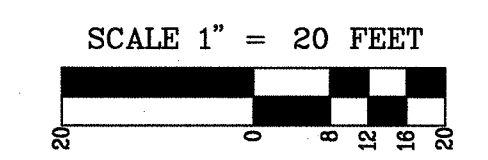
STORM SEWER INFORMATION

SD13	STORM CULVERT I.E. 12" IN (NE) = 177.4'
SD14	STORM CULVERT I.E. 12" OUT (SW) = 177.2'
SD15	STORM CULVERT I.E. 12" OUT (NE) = 177.9'
SD16	STORM CULVERT I.E. 12" IN (SW) = 178.2'
SD17	STORM CULVERT I.E. 12" IN (NE) = 178.0'
SD18	STORM CULVERT I.E. 12" OUT (SW) = 177.6'
SD19	CATCH BASIN RIM = 178.70' I.E. 12" OUT (SE) = 177.4'
SD20	MANHOLE RIM = 178.92' 12" IN (NW) 12" OUT (SW) FLOWLINE I.E. = 175.6'

SANITARY SEWER INFORMATION

SS7	MANHOLE RIM = 179.70' 12" IN (NE) 12" OUT (SW) FLOWLINE I.E. = 163.0'
-----	---

SEE SHEET 2

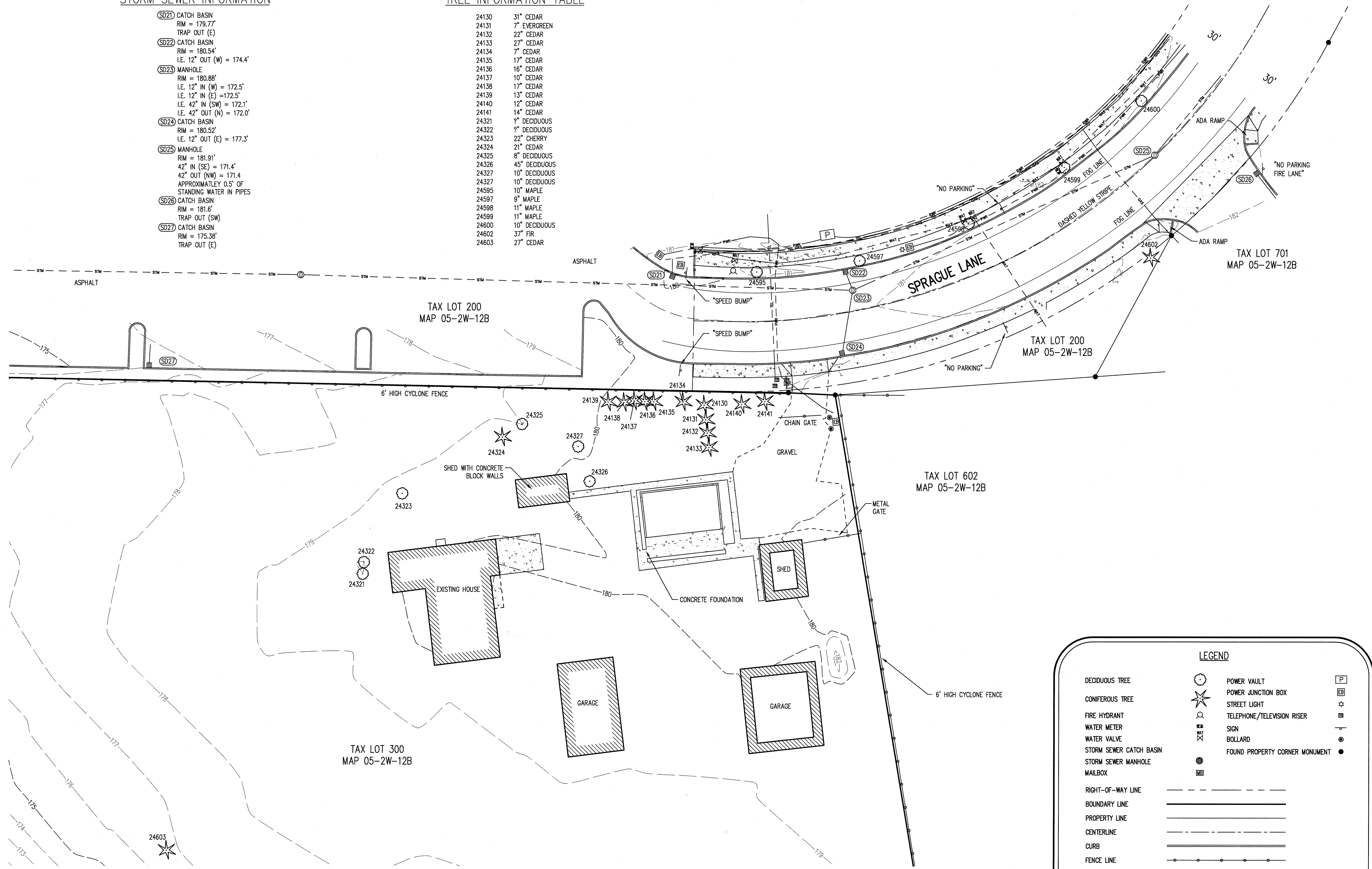


STORM SEWER INFORMATION

- SD21 CATCH BASIN
RIM = 179.77'
TRAP OUT (E)
- SD22 CATCH BASIN
RIM = 180.54'
I.E. 12" OUT (W) = 174.4'
- SD23 MANHOLE
RIM = 180.88'
I.E. 12" IN (W) = 172.5'
I.E. 12" IN (E) = 172.5'
I.E. 42" IN (SW) = 172.1'
I.E. 42" OUT (N) = 172.0'
- SD24 CATCH BASIN
RIM = 180.52'
I.E. 12" OUT (E) = 177.3'
- SD25 MANHOLE
RIM = 181.91'
42" IN (SE) = 171.4'
42" OUT (NW) = 171.4'
APPROXIMATELY 0.5' OF
STANDING WATER IN PIPES
- SD26 CATCH BASIN
RIM = 181.6'
TRAP OUT (SW)
- SD27 CATCH BASIN
RIM = 175.38'
TRAP OUT (E)

TREE INFORMATION TABLE

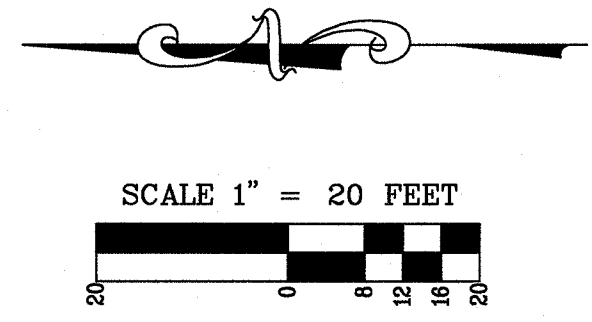
24130	31" CEDAR
24131	7" EVERGREEN
24132	22" CEDAR
24133	27" CEDAR
24134	7" CEDAR
24135	17" CEDAR
24136	16" CEDAR
24137	10" CEDAR
24138	17" CEDAR
24139	13" CEDAR
24140	12" CEDAR
24141	14" CEDAR
24321	? DECIDUOUS
24322	? DECIDUOUS
24323	22" CHERRY
24324	21" CEDAR
24325	8" DECIDUOUS
24326	45" DECIDUOUS
24327	10" DECIDUOUS
24327	10" DECIDUOUS
24595	10" MAPLE
24597	9" MAPLE
24598	11" MAPLE
24599	11" MAPLE
24600	10" DECIDUOUS
24602	37" FIR
24603	27" CEDAR



LEGEND

DECIDUOUS TREE		POWER VAULT	
CONIFEROUS TREE		POWER JUNCTION BOX	
FIRE HYDRANT		STREET LIGHT	
WATER METER		TELEPHONE/TELEVISION RISER	
WATER VALVE		SIGN	
STORM SEWER CATCH BASIN		BOLLARD	
STORM SEWER MANHOLE		FOUND PROPERTY CORNER MONUMENT	
MAILBOX			
RIGHT-OF-WAY LINE			
BOUNDARY LINE			
PROPERTY LINE			
CENTERLINE			
CURB			
FENCE LINE			
POWER LINE			
TELEPHONE LINE			
STORM SEWER LINE			
WATER LINE			

UTILITY STATEMENT
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



NORTHWEST SURVEYING, INC.
 1815 NW 169th PLACE, SUITE 2090
 BEAVERTON, OR 97006
 PH: (503) 848-2127 FAX: (503) 848-2179
 EMAIL: nwsurveying@nwsrvy.com

LOCATED IN THE NORTHWEST 1/4 OF SECTION 12,
 TOWNSHIP 5 SOUTH, RANGE 2 WEST, W.M.,
 CITY OF WOODBURN, MARION COUNTY, OREGON

SPRAGUE LANE
WOODBURN
 OREGON
 TAX MAPS 05-2W-12B, 05-2W-01C
 TAX LOTS 100, 300, 1100

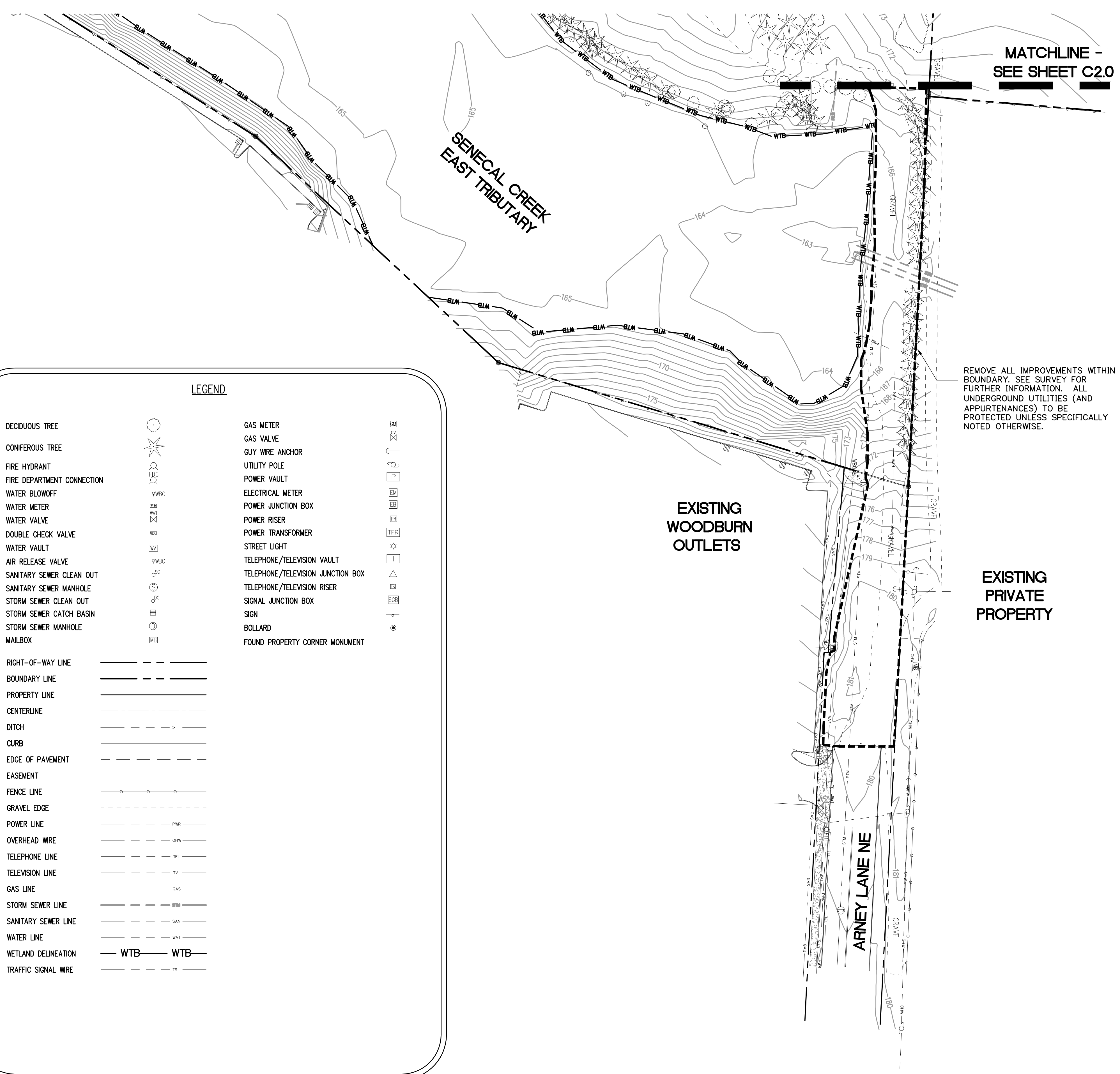
DRAWING NO.: 1500 TOPO
 SCALE: AS NOTED
 DRAWING GENERATED BY: LD2004
 DRAWN BY: TWW
 CHECKED BY: CHS
PREPARED FOR:
 MASTER DEVELOPMENT
 120 W. BROADWAY
 EUGENE, OR 97401

REVISIONS:
 INITIAL RELEASE: FEB. 3, 2017

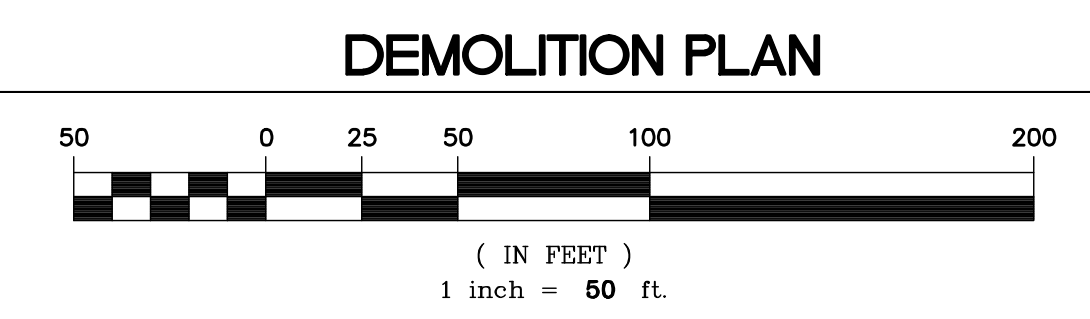
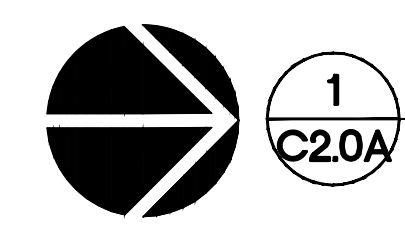
REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JANUARY 15, 2002
 CLINTON H. STUBBS JR.
 55468LS
 RENEWAL DATE: 06/30/18

JOB NUMBER
1500
 SHEET
4 OF 4



LEGEND	
DECIDUOUS TREE	
CONIFEROUS TREE	
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION	
WATER BLOWOFF	
WATER METER	
WATER VALVE	
DOUBLE CHECK VALVE	
WATER VAULT	
AIR RELEASE VALVE	
SANITARY SEWER CLEAN OUT	
SANITARY SEWER MANHOLE	
STORM SEWER CLEAN OUT	
STORM SEWER CATCH BASIN	
STORM SEWER MANHOLE	
MAILBOX	
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
TELEPHONE LINE	
TELEVISION LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	
WETLAND DELINEATION	
TRAFFIC SIGNAL WIRE	
GAS METER	
GAS VALVE	
GLY WIRE ANCHOR	
UTILITY POLE	
POWER VAULT	
ELECTRICAL METER	
POWER JUNCTION BOX	
POWER RISER	
POWER TRANSFORMER	
STREET LIGHT	
TELEPHONE/TELEVISION VAULT	
TELEPHONE/TELEVISION JUNCTION BOX	
TELEPHONE/TELEVISION RISER	
SIGNAL JUNCTION BOX	
SIGN	
BOLLARD	
FOUND PROPERTY CORNER MONUMENT	



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REVISIONS:

NO	DATE	REVISIONS	REVISION DELTA	CLOSING DATE

SHEET TITLE:
DEMOLITION PLAN
ARNEY LANE CROSSING AND CONNECTION

DRAWN BY: GIM
 CHECKED BY: MWB
 SHEET

C2.0A

JOB NO. **2150567.01**

LEGEND

DECIDUOUS TREE	GAS METER	RIGHT-OF-WAY LINE
CONIFEROUS TREE	GUY WIRE ANCHOR	BOUNDARY LINE
FIRE HYDRANT	UTILITY POLE	PROPERTY LINE
WATER BLOWOFF	ELECTRICAL METER	CENTERLINE
WATER METER	POWER JUNCTION BOX	CREEK CENTERLINE
WATER VALVE	HVAC UNIT	CURB
WELL CASING	POWER TRANSFORMER	EDGE OF PAVEMENT
SANITARY SEWER CLEAN OUT	STREET LIGHT	EASEMENT
SEPTIC TANK	TELEPHONE/TELEVISION VAULT	FENCE LINE
LYNCH STYLE CATCH BASIN	TELEPHONE/TELEVISION RISER	GRAVEL EDGE
STORM SEWER MANHOLE	SIGN	WETLAND DELINEATION
MAILBOX	BOLLARD	GARBAGE AND RECYCLING
	FOUND SURVEY MONUMENT	BIKE RACK
		19, 30 or 45
		PARKING STALL LENGTH (FT.)
		SITE LIGHT
		PARKING STALL BUMP STOP
ASPHALT PAVEMENT	MINIMUM PARKING STALL PAVING THICKNESS TO BE 2" ASPHALT	
CONCRETE PAVEMENT (WALKS/DRIVEWAYS)		
GRAVEL SURFACING		

BUILDING COUNT : 13 BUILDINGS
(24 APT. PER BUILDING, 12 IN BUILDING W/ REC CENTER AND LEASING OFFICE)

PARKING COUNT : 634 PARKING STALLS
COVERED = 287 (SHADED)
ADA = 13 (SHADED)
(INCL. 2 "WHEELCHAIR USER ONLY" STALLS)
UNCOVERED = 334

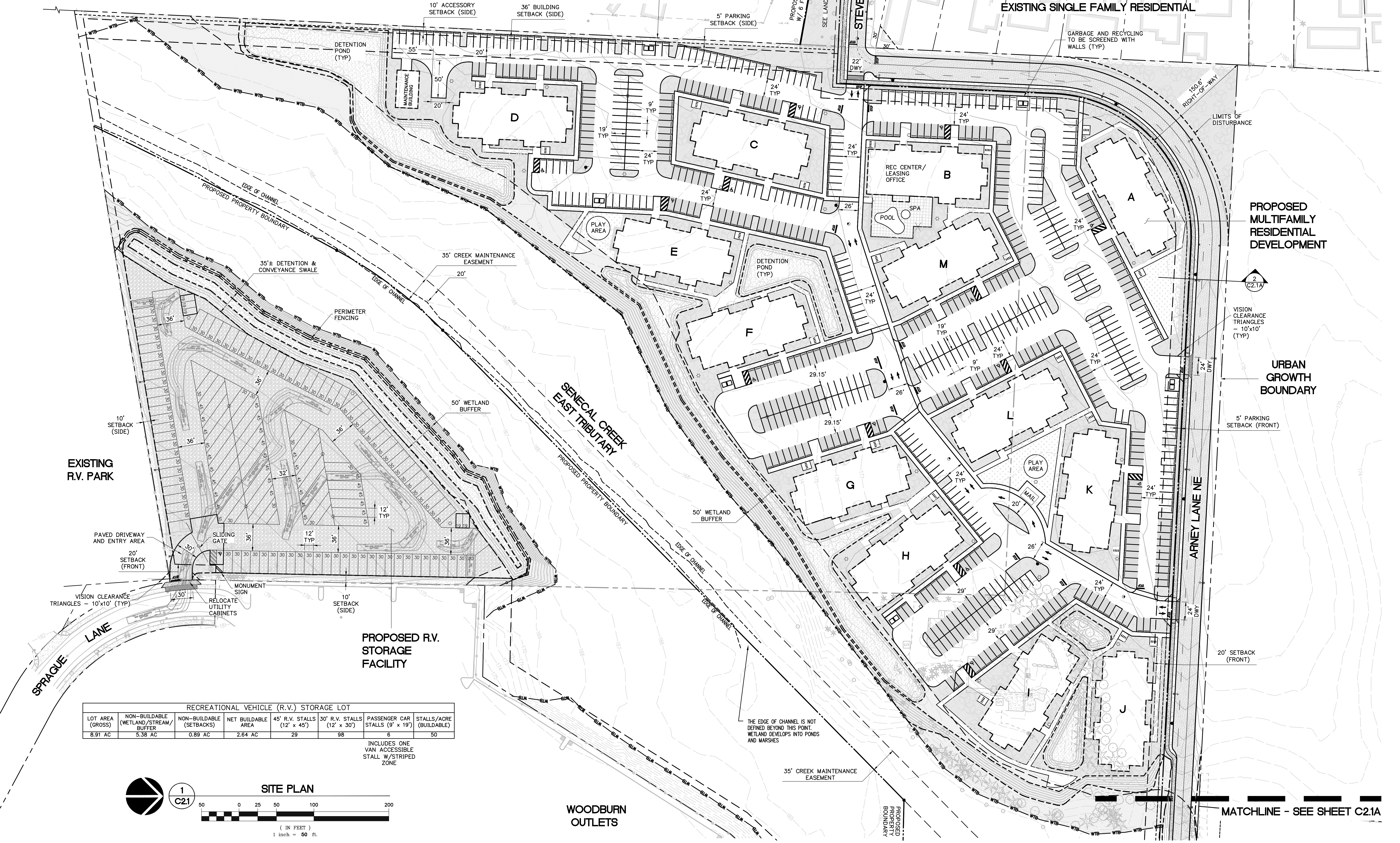
BIKE PARKING : 84 SPACES

APARTMENT COUNT : 78 APARTMENTS
1 BEDROOM : 189 APARTMENTS
2 BEDROOM : 15 APARTMENTS
3 BEDROOM : 18 APARTMENTS
4 BEDROOM : 18 APARTMENTS

TOTAL UNITS : 300 APARTMENTS

***NOTE:** ALL PARKING STALL STRIPING TO BE DOUBLE STRIPED PER CITY OF WOODBURN W.D.O. SECTION 3.05.02.K. SEE DETAIL ON SHEET C2.1A.

MULTI-FAMILY RESIDENTIAL TABULATIONS				
LOT AREA (GROSS)	DEDICATED RIGHT-OF-WAY	NET BUILDABLE AREA	RESIDENTIAL UNITS	UNITS PER ACRE
25.59 AC	2.54 AC	23.05 AC	300	13.02



RECREATIONAL VEHICLE (R.V.) STORAGE LOT

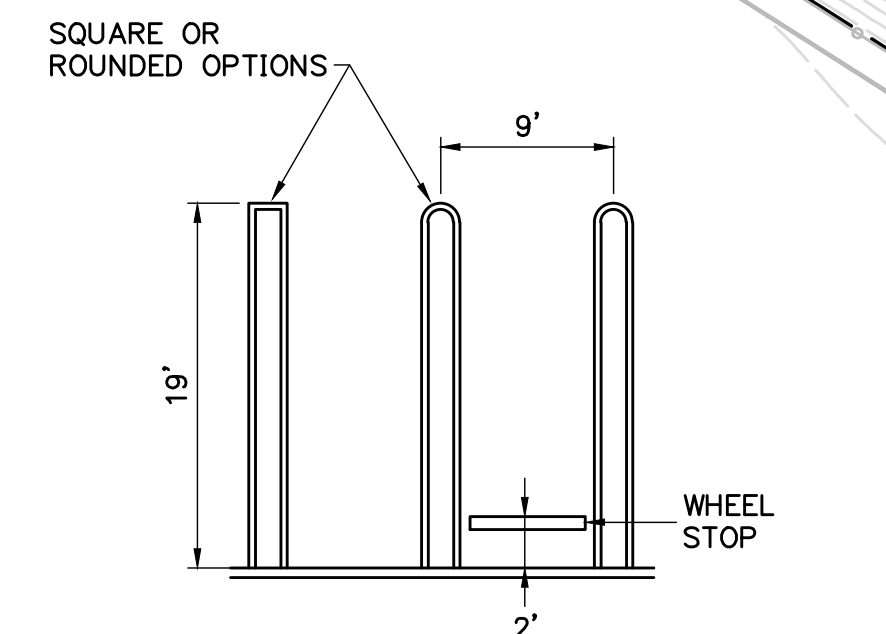
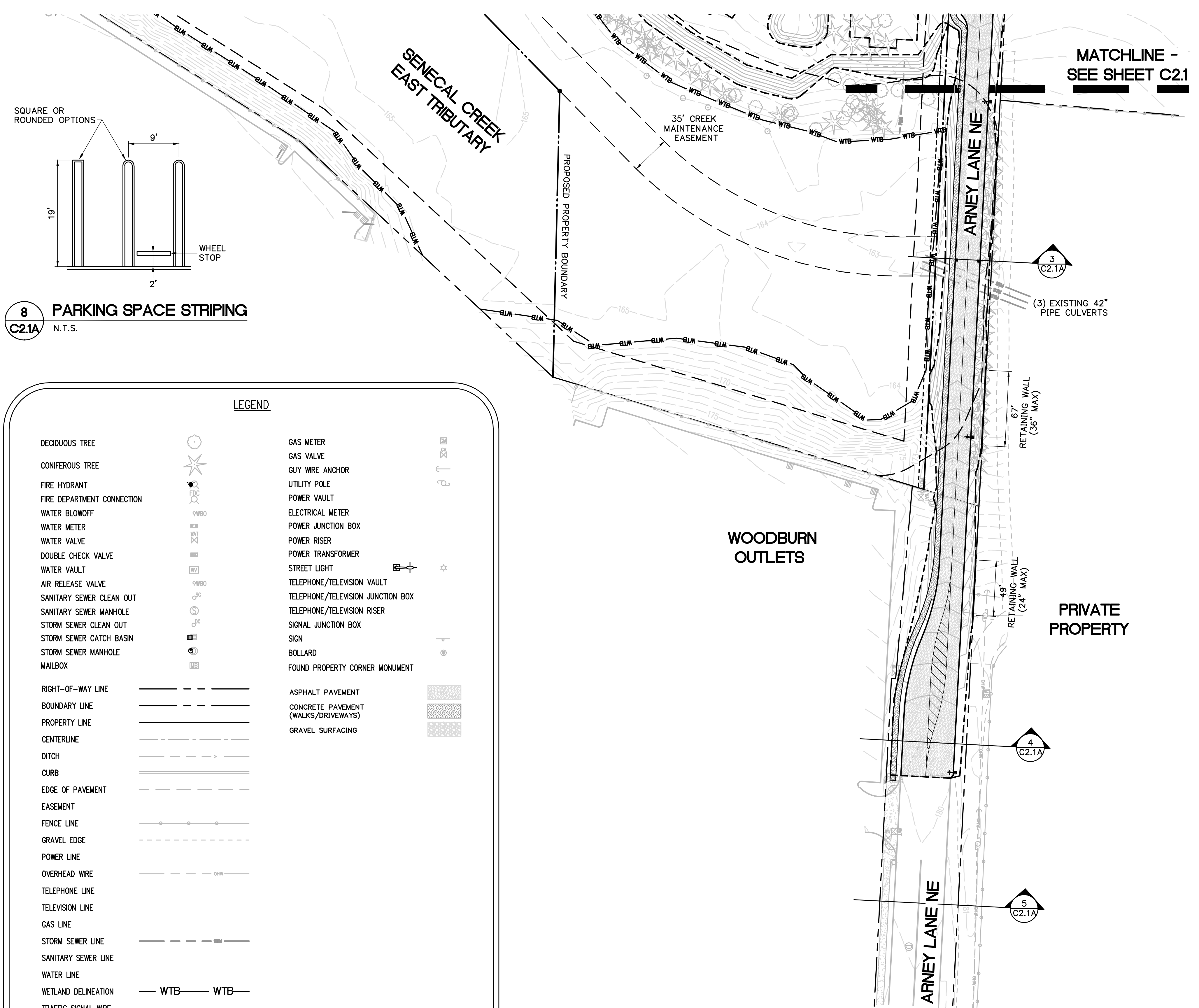
LOT AREA (GROSS)	NON-BUILDABLE (WETLAND/STREAM/BUFFER)	NON-BUILDABLE (SETBACKS)	NET BUILDABLE AREA	45' R.V. STALLS (12' x 45')	30' R.V. STALLS (12' x 30')	PASSENGER CAR STALLS (9' x 19')	STALLS/ACRE (BUILDABLE)
8.91 AC	5.38 AC	0.89 AC	2.64 AC	29	98	6	50

INCLUDES ONE VAN ACCESSIBLE STALL W/STRIPED ZONE.



WOODBURN OUTLETS

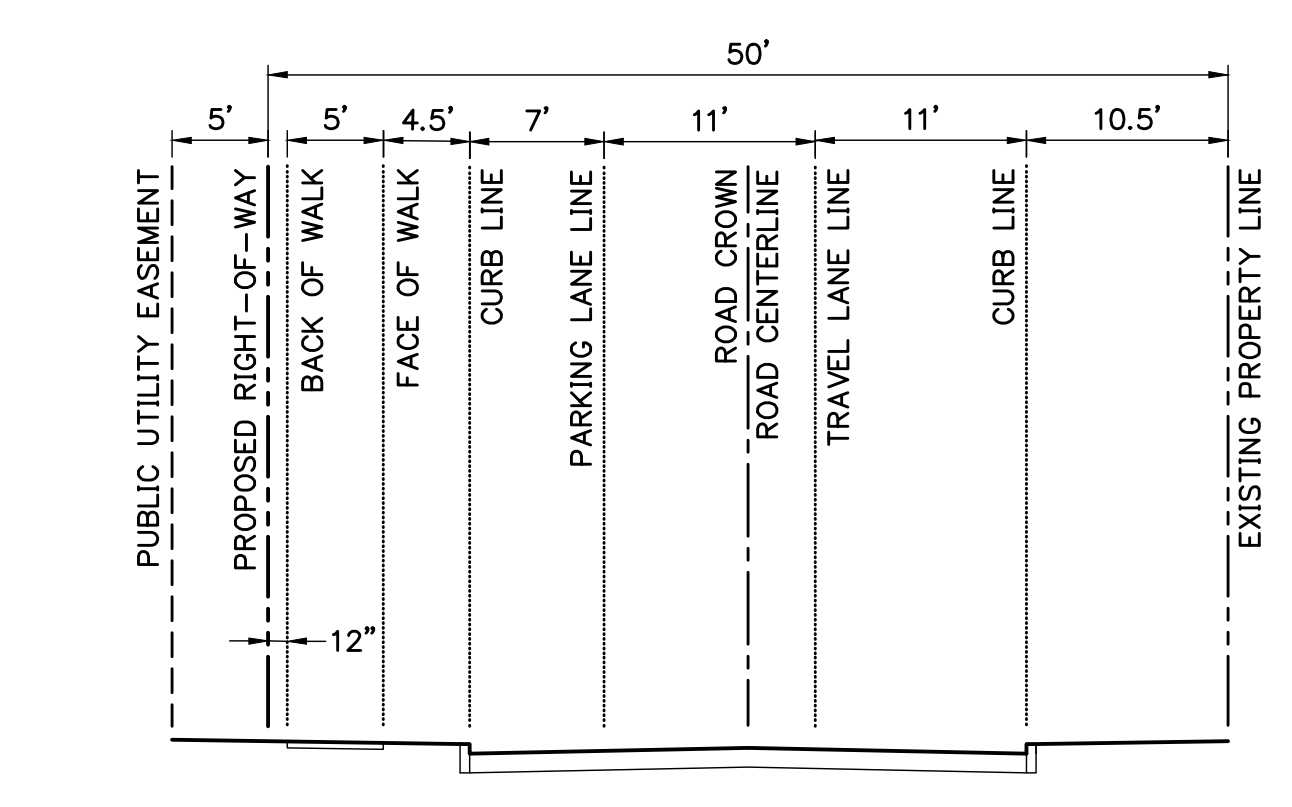
MATCHLINE - SEE SHEET C2.1A



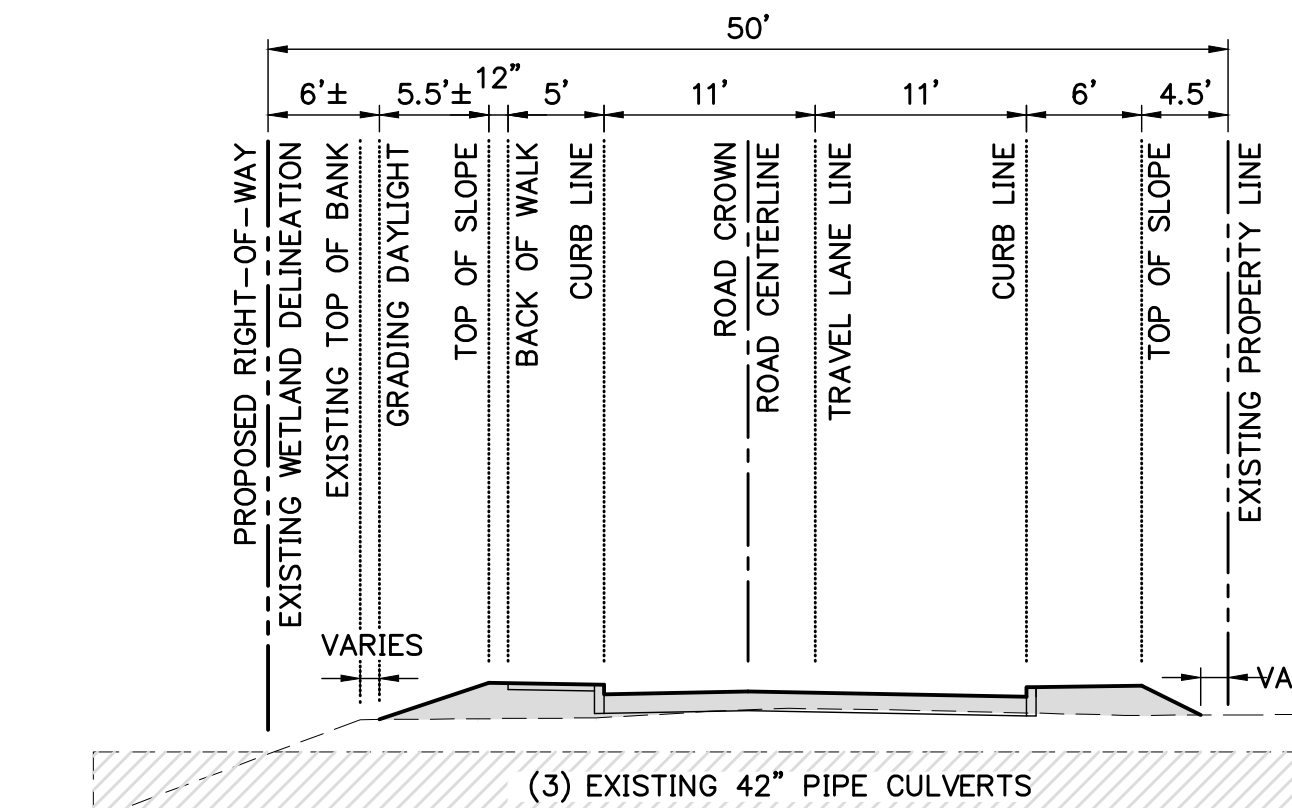
8
C2.1A **PARKING SPACE STRIPING**
N.T.S.

LEGEND	
DECIDUOUS TREE	GAS METER
CONIFEROUS TREE	GAS VALVE
FIRE HYDRANT	GLY WIRE ANCHOR
FIRE DEPARTMENT CONNECTION	UTILITY POLE
WATER BLOWOFF	POWER VAULT
WATER METER	ELECTRICAL METER
WATER VALVE	POWER JUNCTION BOX
DOUBLE CHECK VALVE	POWER RISER
WATER VAULT	POWER TRANSFORMER
AIR RELEASE VALVE	STREET LIGHT
SANITARY SEWER CLEAN OUT	TELEPHONE/TELEVISION VAULT
SANITARY SEWER MANHOLE	TELEPHONE/TELEVISION JUNCTION BOX
STORM SEWER CLEAN OUT	TELEPHONE/TELEVISION RISER
STORM SEWER CATCH BASIN	SIGNAL JUNCTION BOX
STORM SEWER MANHOLE	SIGN
MAILBOX	BOLLARD
	FOUND PROPERTY CORNER MONUMENT
RIGHT-OF-WAY LINE	ASPHALT PAVEMENT
BOUNDARY LINE	CONCRETE PAVEMENT (WALKS/DRIVEWAYS)
PROPERTY LINE	GRAVEL SURFACING
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
TELEPHONE LINE	
TELEVISION LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	
WETLAND DELINEATION	WTB
TRAFFIC SIGNAL WIRE	
GARBAGE AND RECYCLING	
BIKE RACK	
18, 30 or 45	PARKING STALL LENGTH
SITE LIGHT	
P.U.E.	PUBLIC UTILITY EASEMENT

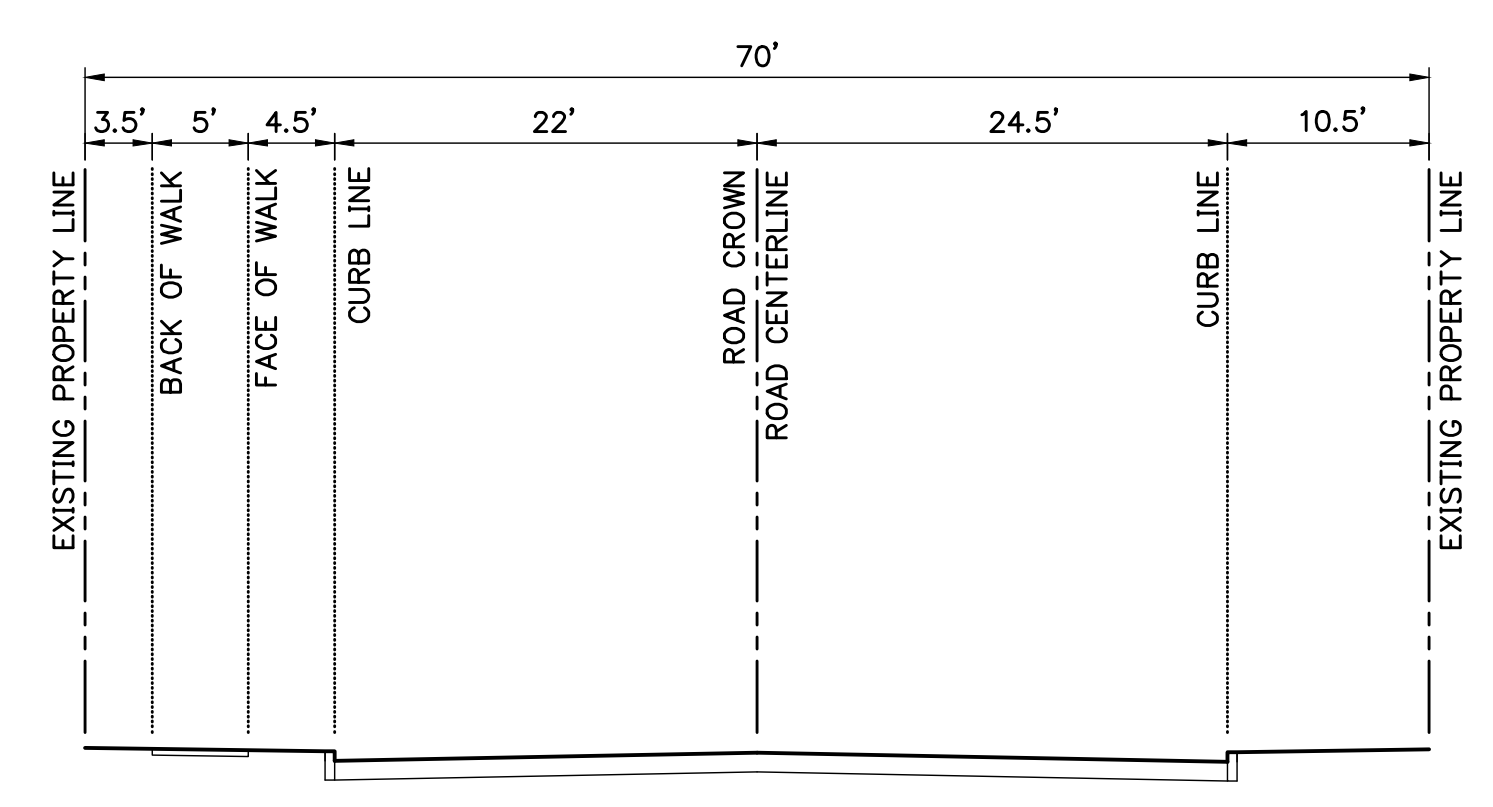
1
C2.1A **SITE PLAN-ARNEY LANE CROSSING AND CONNECTION**
1 inch = 50 ft.



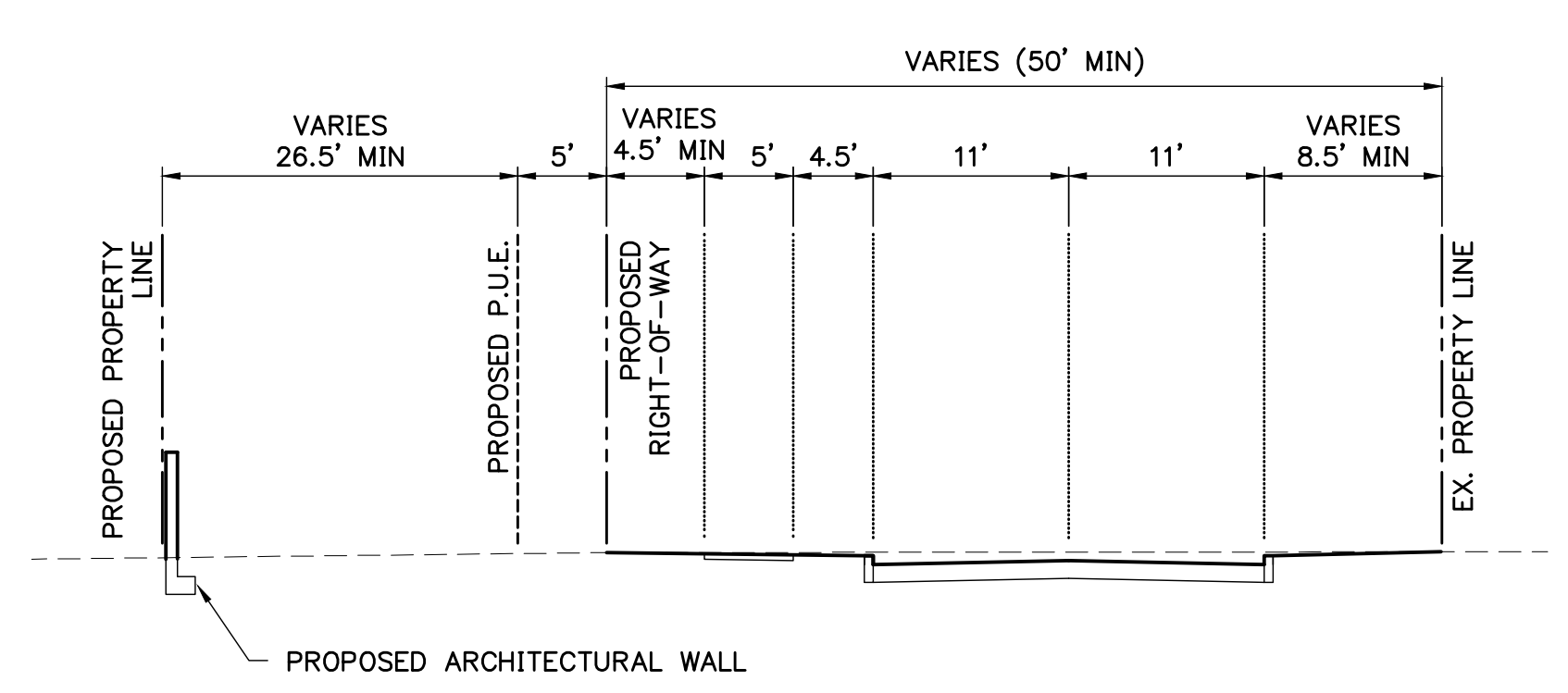
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C2.1A **ARNEY LANE (WEST OF CREEK)**
1 inch = 10 ft.



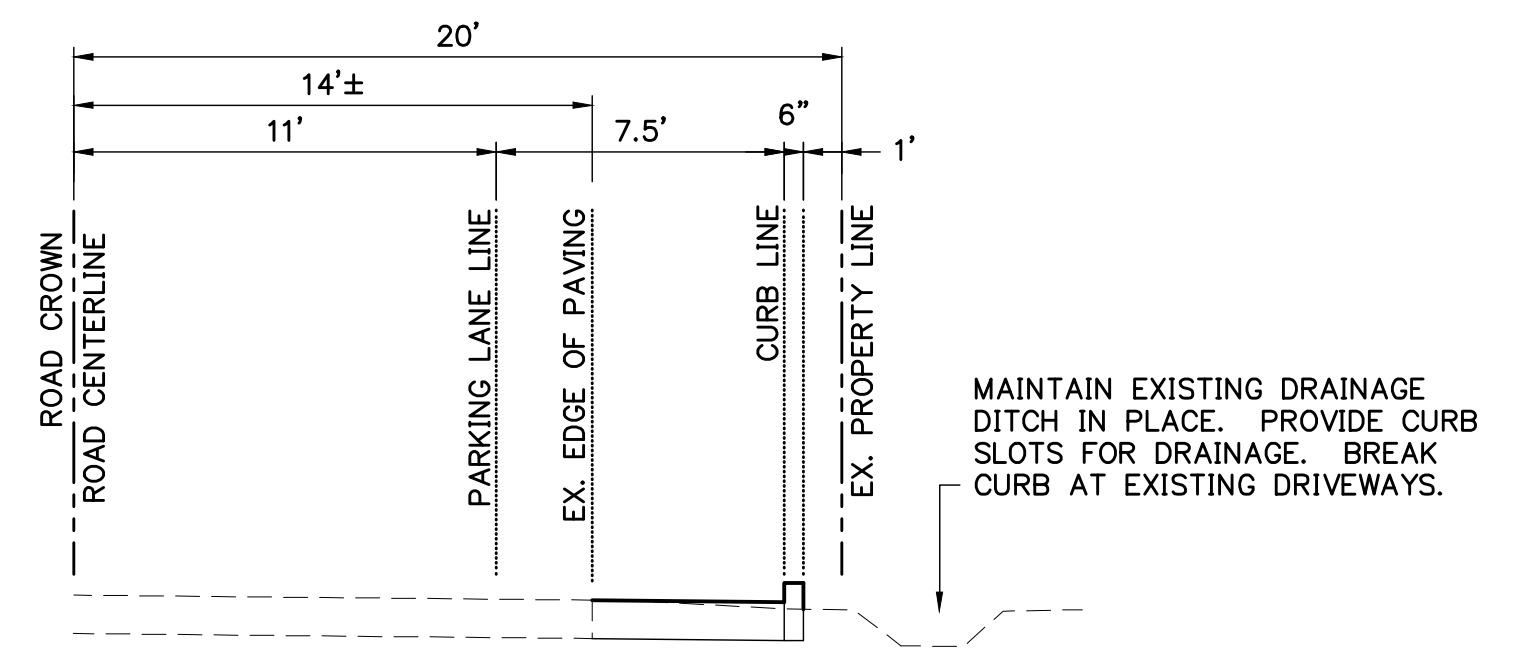
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C2.1A **ARNEY LANE (CREEK CROSSING)**
1 inch = 10 ft.



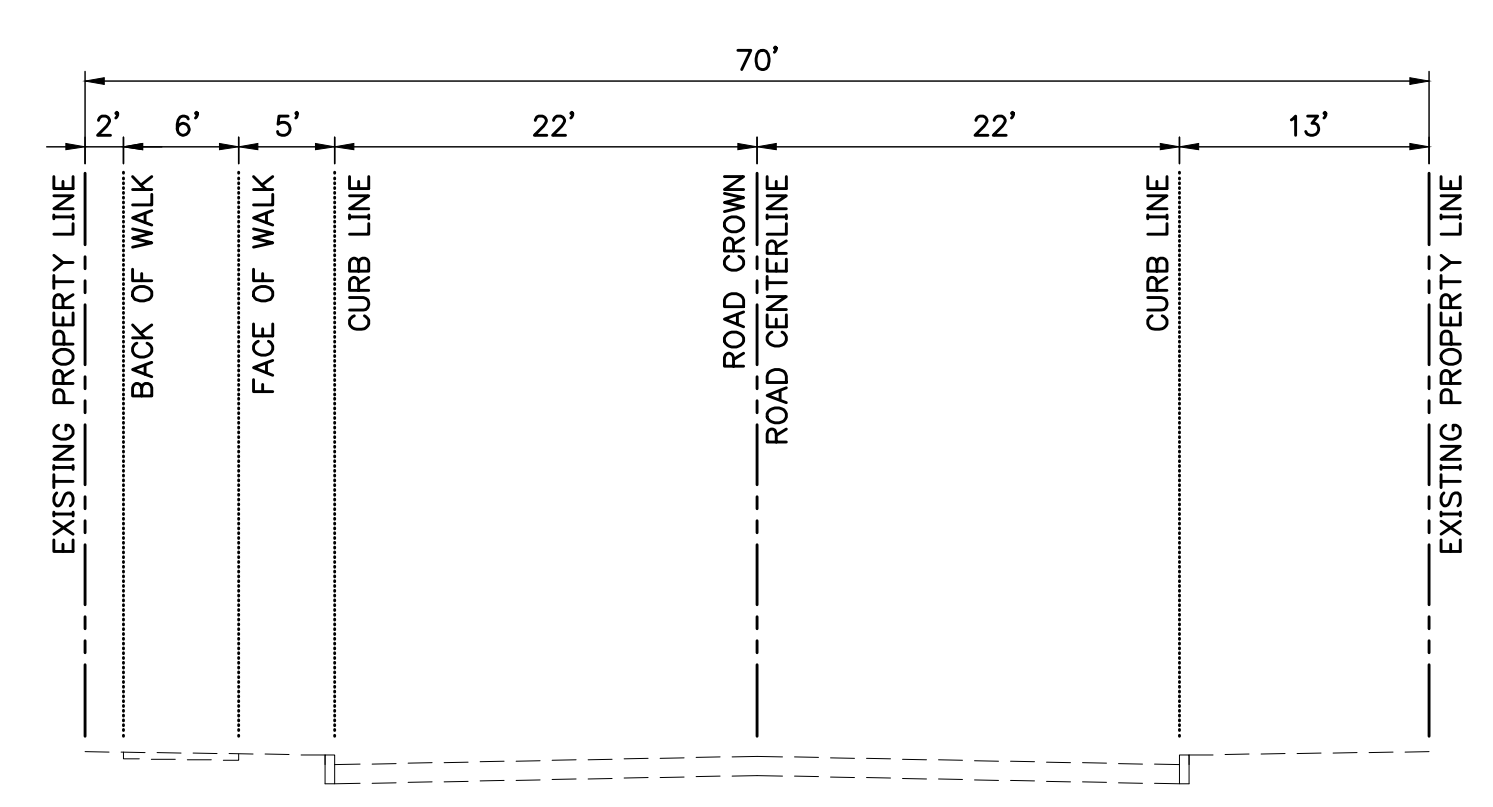
4
C2.1A **ARNEY LANE (CONNECTION TO EXISTING)**
1 inch = 10 ft.



7
C2.1A **STEVEN STREET CONNECTION**
1 inch = 10 ft.



6
C2.1A **WOODLAND AVE. WIDENING**
1 inch = 5 ft.



5
C2.1A **ARNEY LANE (EXISTING AT TERMINUS)**
1 inch = 10 ft.

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REVISION	REVISIONS THIS SHEET	REVISION DATE	REVISION CLOSING DATE

SHEET TITLE:
SITE PLAN ARNEY LANE CROSSING AND CONNECTION

DRAWN BY: GIM
CHECKED BY: GIM
SHEET

C2.1A

JOB NO. **2150567.01**

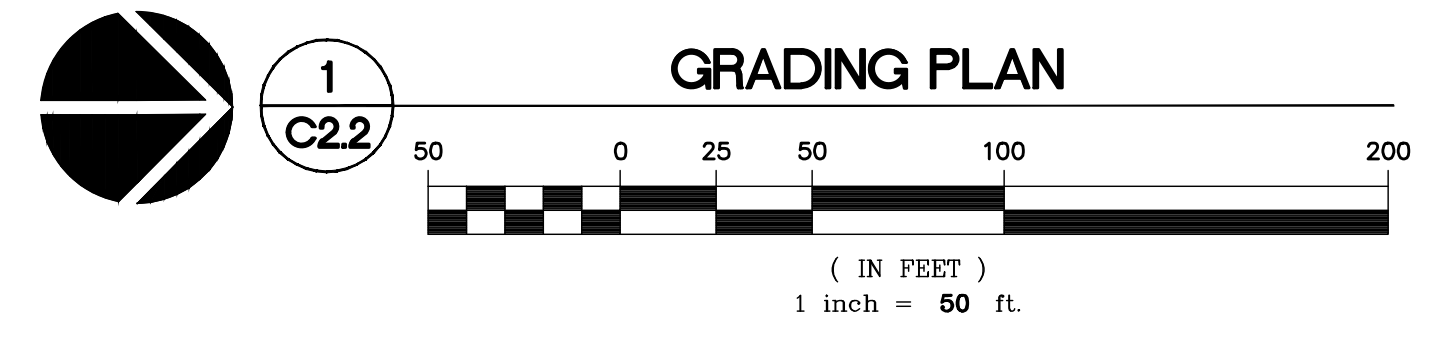
LEGEND

DECIDUOUS TREE	GAS METER	RIGHT-OF-WAY LINE	FINISHED FLOOR ELEVATION
CONIFEROUS TREE	CUY WIRE ANCHOR	BOUNDARY LINE	FFE
FIRE HYDRANT	UTILITY POLE	PROPERTY LINE	
WATER BLOWOFF	ELECTRICAL METER	CENTERLINE	
WATER METER	POWER JUNCTION BOX	CREEK CENTERLINE	
WATER VALVE	HVAC UNIT	CURB	
WELL CASING	POWER TRANSFORMER	EDGE OF PAVEMENT	
SANITARY SEWER CLEAN OUT	STREET LIGHT	EASEMENT	
SEPTIC TANK	TELEPHONE/TELEVISION VAULT	FENCE LINE	
LYNCH STYLE CATCH BASIN	TELEPHONE/TELEVISION RISER	GRAVEL EDGE	
STORM SEWER MANHOLE	SIGN	WETLAND DELINEATION	
MAILBOX	BOLLARD	FOUND SURVEY MONUMENT	
	FOUND SURVEY MONUMENT		



GRADING QUANTITY ESTIMATE

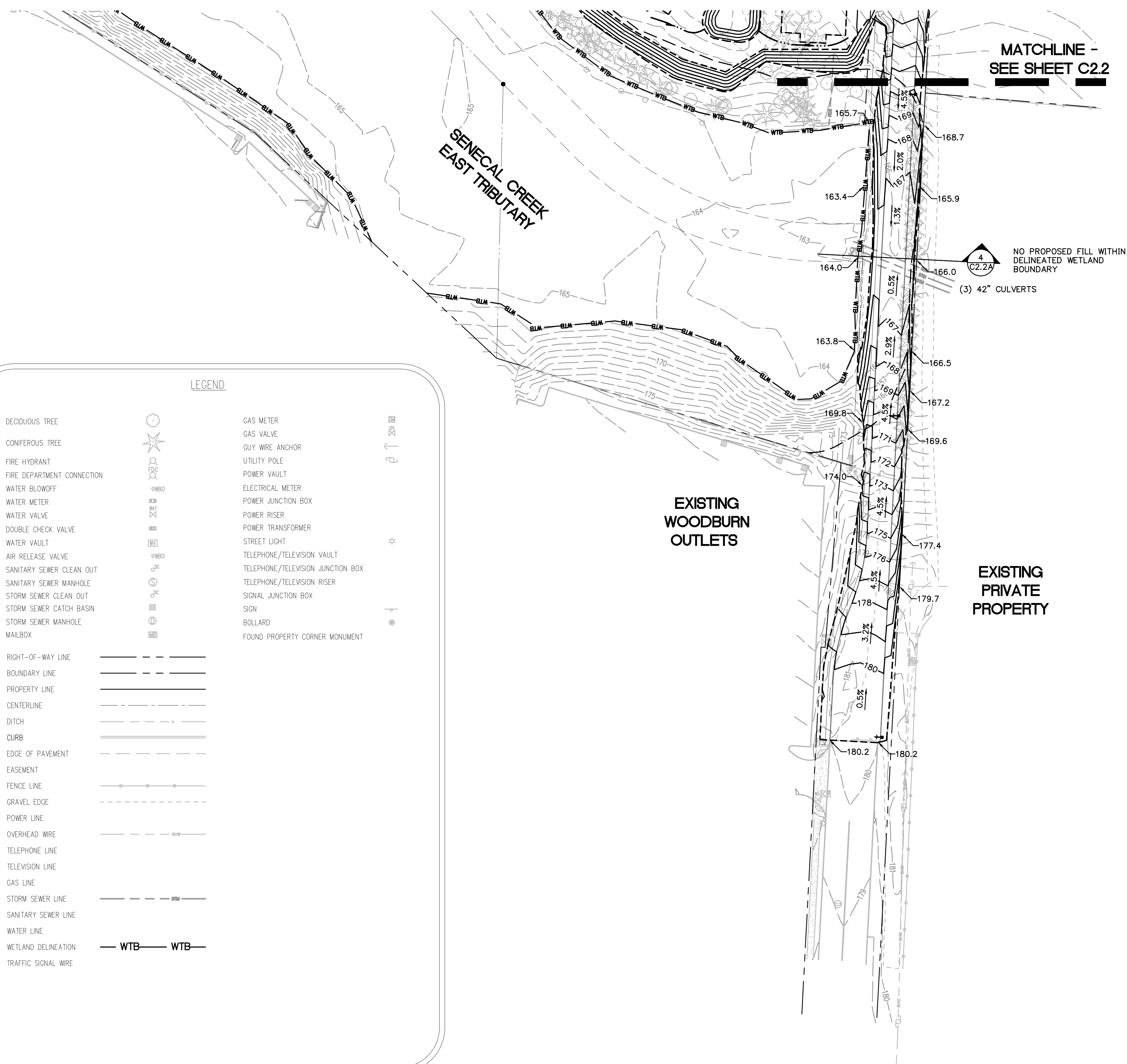
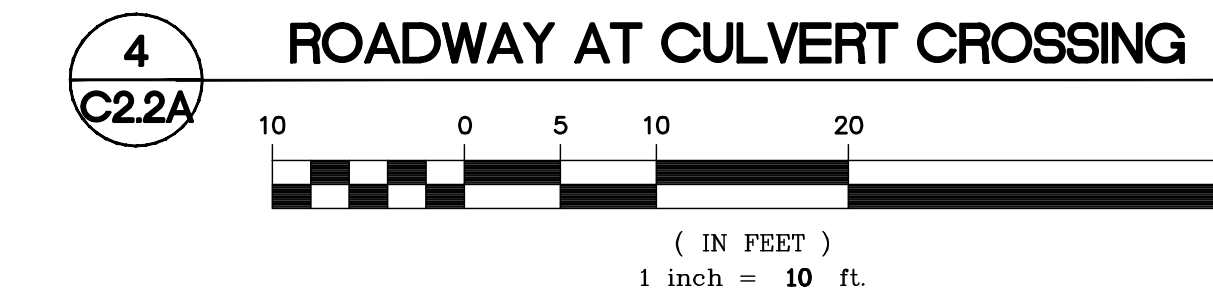
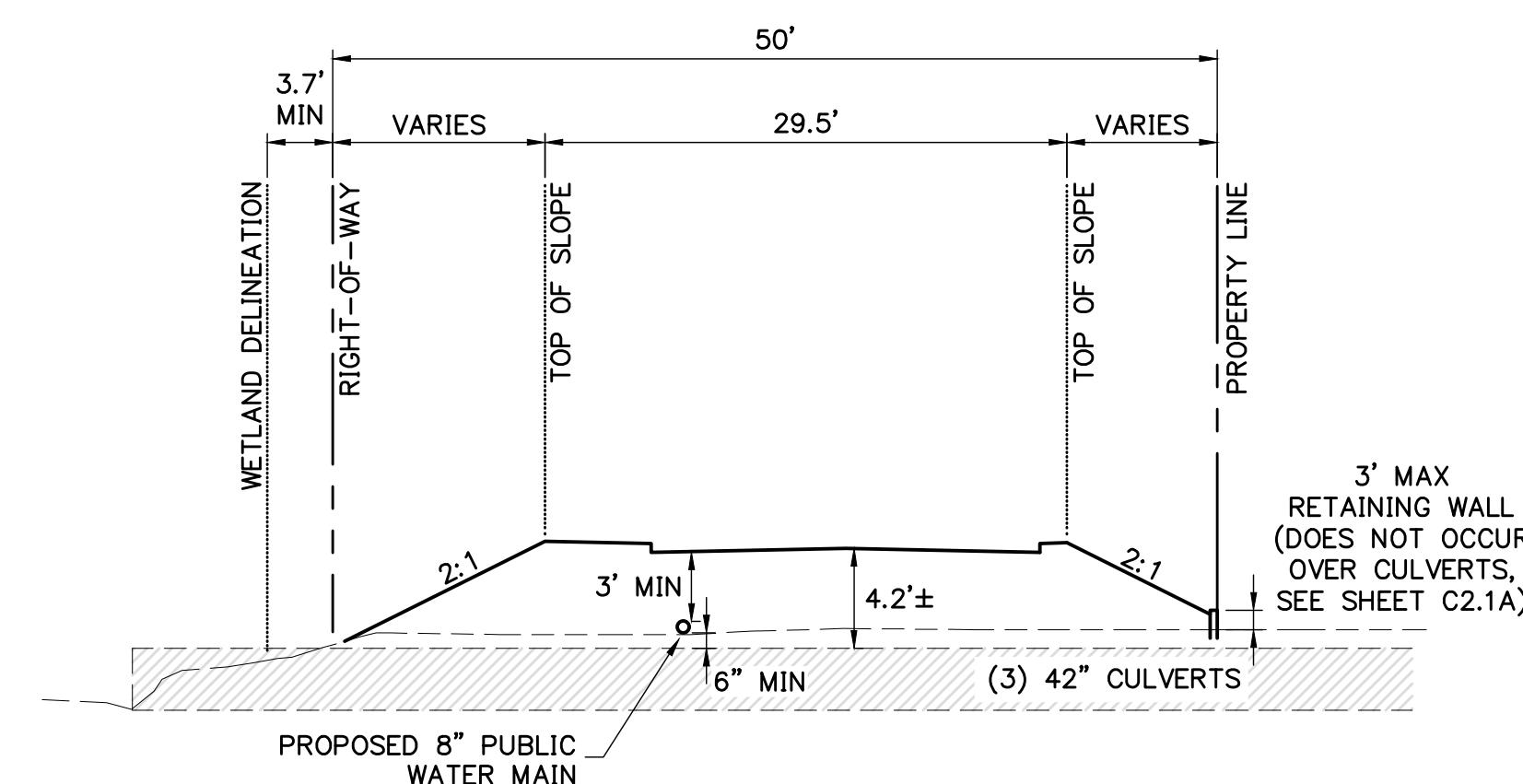
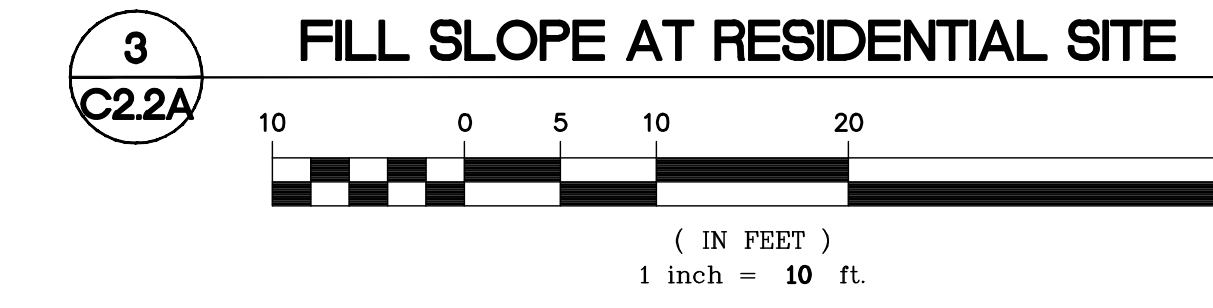
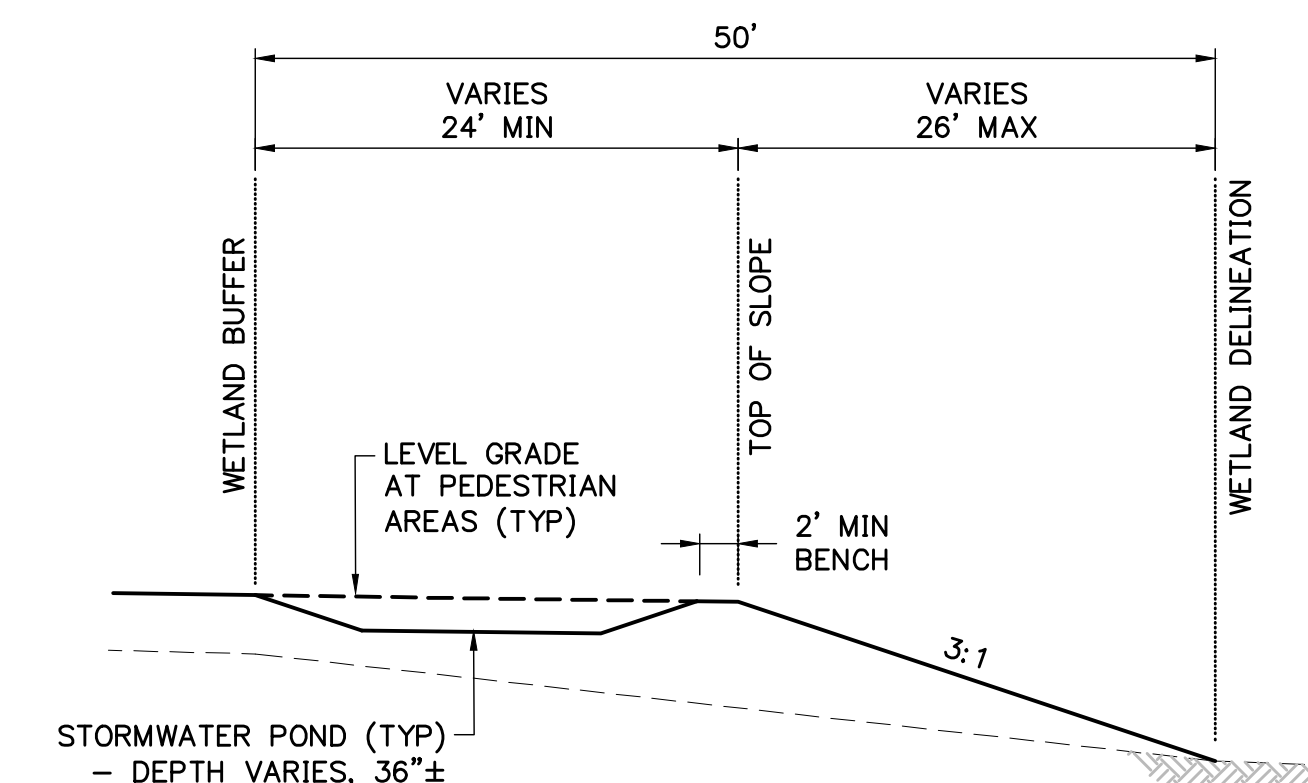
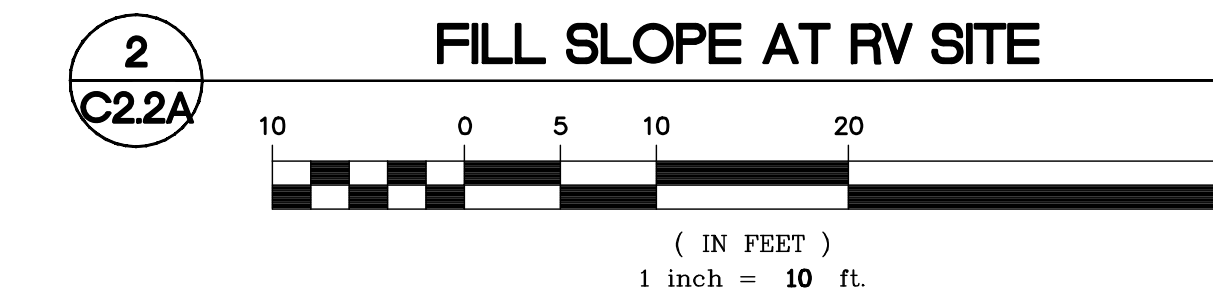
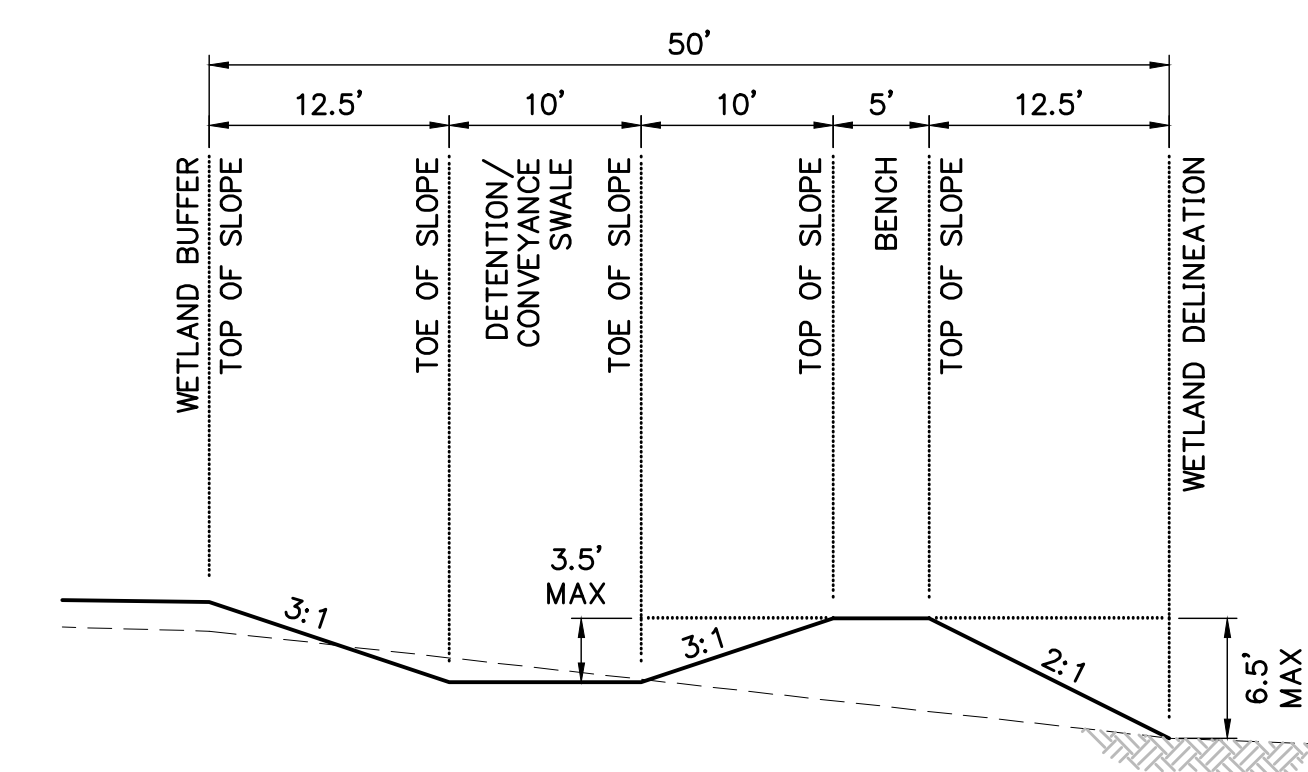
SITE	CUT	FILL	NET
R.V.	3,000 CY	3,000 CY	0 CY
RESIDENTIAL	16,000 CY	16,000 CY	0 CY
ROAD	1,300 CY	1,300 CY	0 CY
TOTALS	20,300 CY	20,300 CY	0 CY



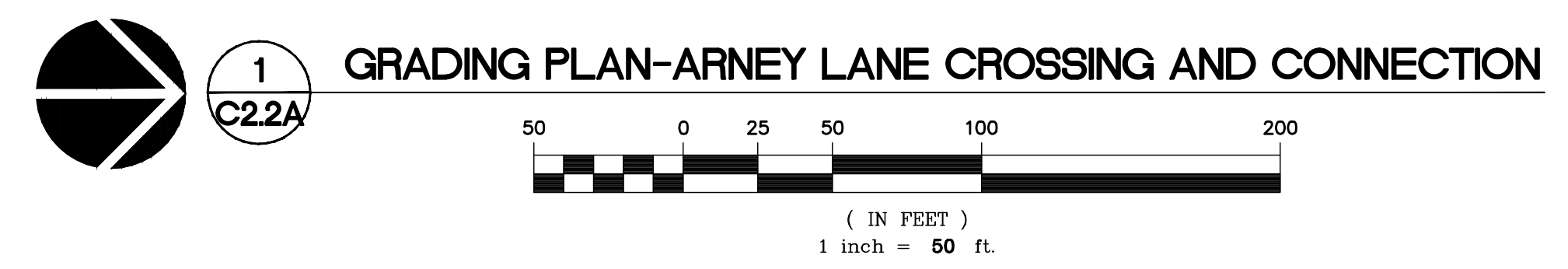
EXISTING
WOODBURN
OUTLETS

THE EDGE OF CHANNEL IS NOT
DEFINED BEYOND THIS POINT.
WETLAND DEVELOPS INTO PONDS
AND MARSHES

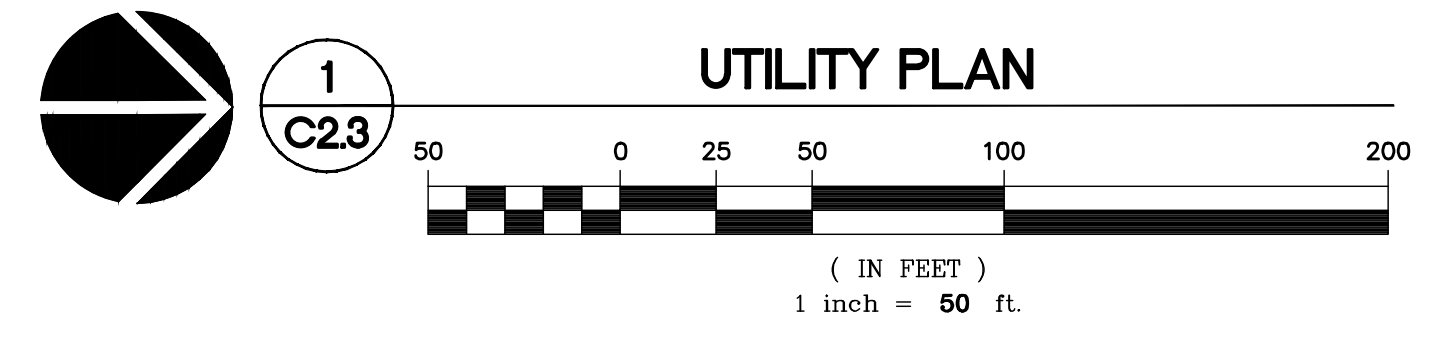
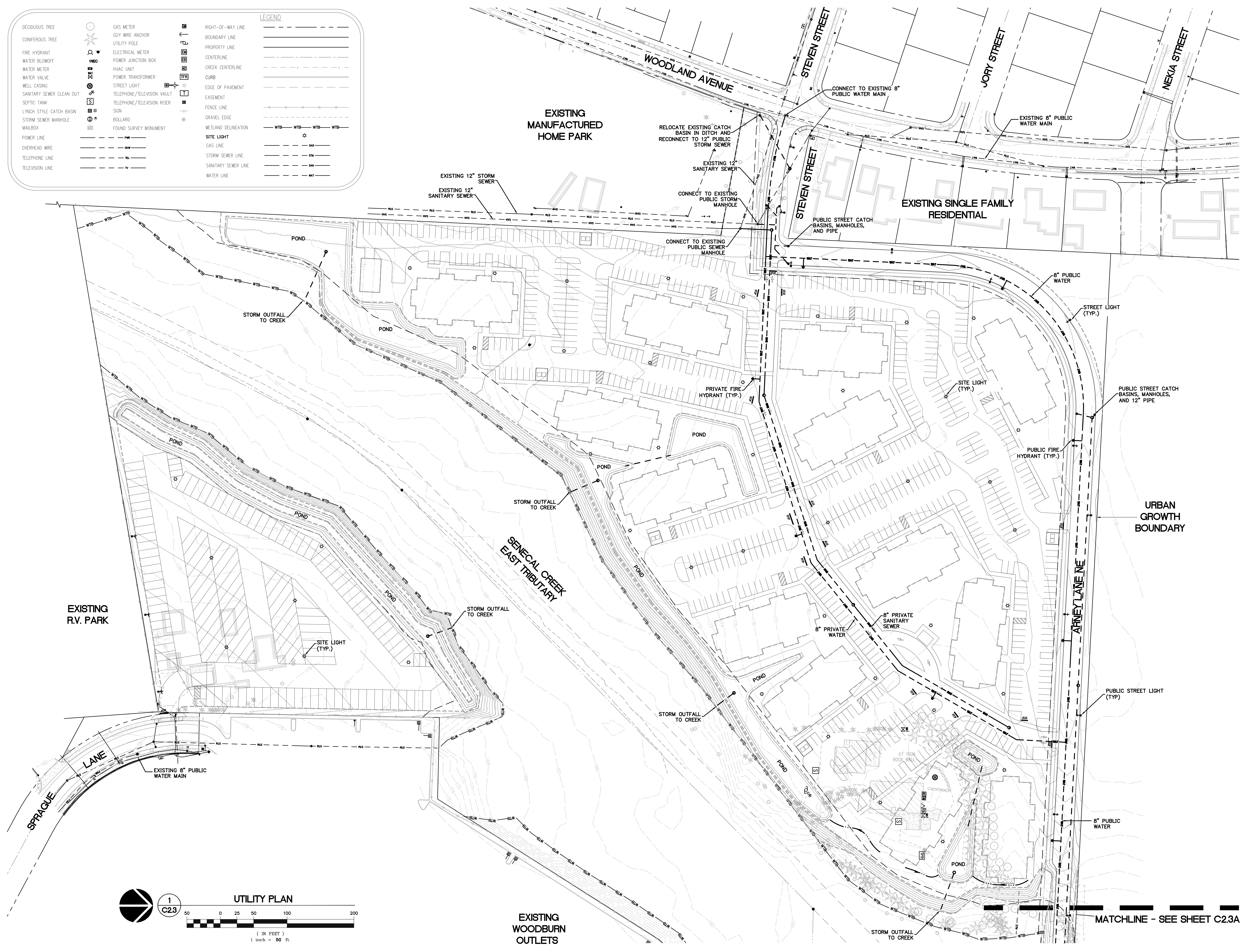
MATCHLINE - SEE SHEET C2.2A



LEGEND	
DECIDUOUS TREE	GAS METER
CONIFEROUS TREE	GAS VALVE
FIRE HYDRANT	GLY WIRE ANCHOR
FIRE DEPARTMENT CONNECTION	UTILITY POLE
WATER BLOWOFF	POWER VAULT
WATER METER	ELECTRICAL METER
WATER VALVE	POWER JUNCTION BOX
DOUBLE CHECK VALVE	POWER RISER
WATER VAULT	POWER TRANSFORMER
AIR RELEASE VALVE	STREET LIGHT
SANITARY SEWER CLEAN OUT	TELEPHONE/TELEVISION VAULT
SANITARY SEWER MANHOLE	TELEPHONE/TELEVISION JUNCTION BOX
STORM SEWER CLEAN OUT	TELEPHONE/TELEVISION RISER
STORM SEWER CATCH BASIN	SIGNAL JUNCTION BOX
STORM SEWER MANHOLE	SIGN
MAILBOX	BOLLARD
	FOUND PROPERTY CORNER MONUMENT
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
TELEPHONE LINE	
TELEVISION LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	
WETLAND DELINEATION	WTB
TRAFFIC SIGNAL WIRE	

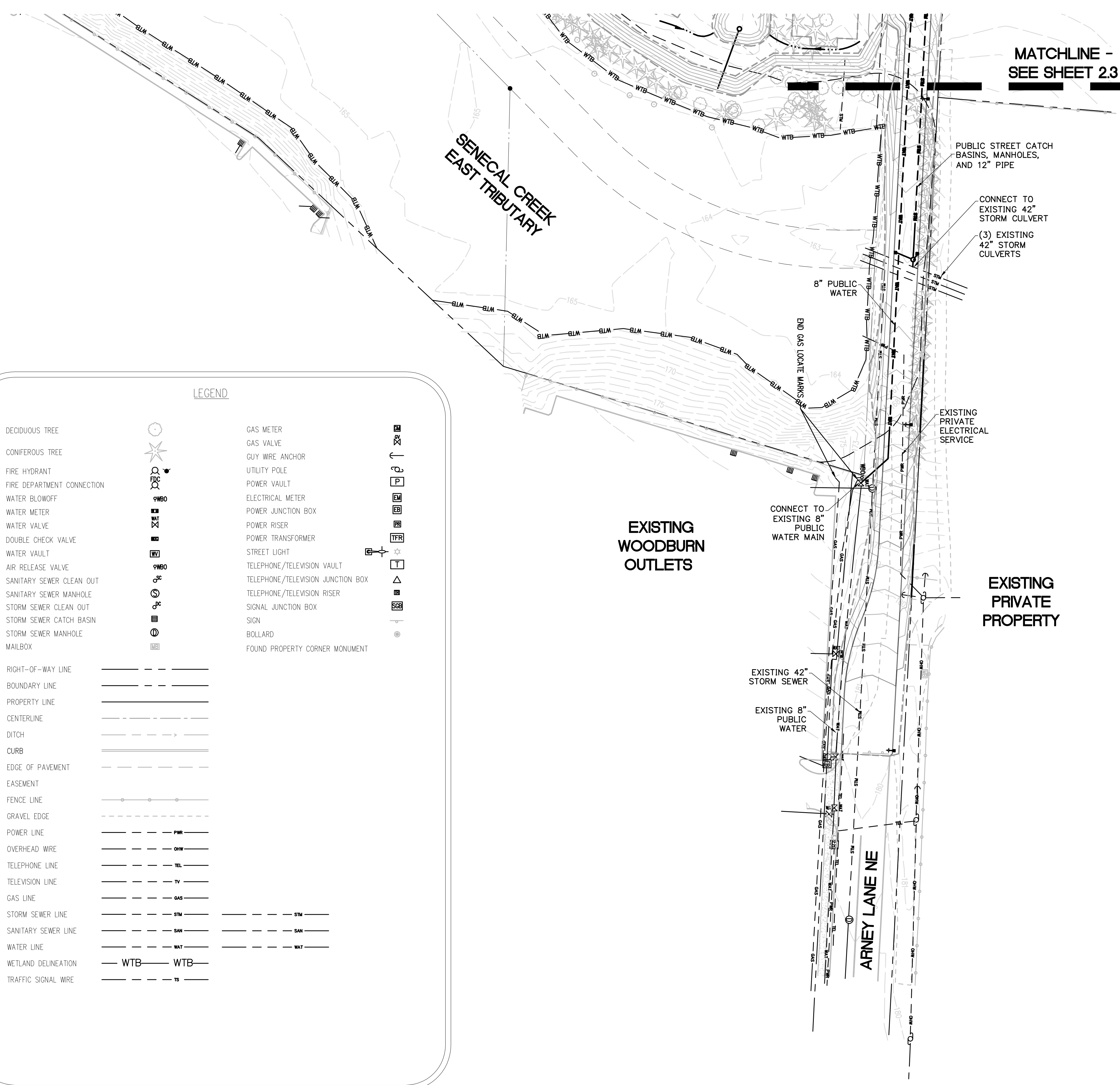


LEGEND		
DECIDUOUS TREE	GAS METER	RIGHT-OF-WAY LINE
CONIFEROUS TREE	QUI WIRE ANCHOR	BOUNDARY LINE
FIRE HYDRANT	ELECTRICAL METER	PROPERTY LINE
WATER BLOWOFF	POWER JUNCTION BOX	CENTERLINE
WATER METER	HVAC UNIT	CREEK CENTERLINE
WATER VALVE	POWER TRANSFORMER	CURB
WELL CASING	STREET LIGHT	EDGE OF PAVEMENT
SANITARY SEWER CLEAN OUT	TELEPHONE/TELEVISION VAULT	EASEMENT
SEPTIC TANK	TELEPHONE/TELEVISION RISER	FENCE LINE
LYNCH STYLE CATCH BASIN	SIGN	GRAVEL EDGE
STORM SEWER MANHOLE	BOLLARD	WETLAND DELINEATION
MAILBOX	FOUND SURVEY MONUMENT	WETLAND DELINEATION
POWER LINE		WATER LINE
OVERHEAD WIRE		
TELEPHONE LINE		
TELEVISION LINE		



EXISTING
WOODBURN
OUTLETS

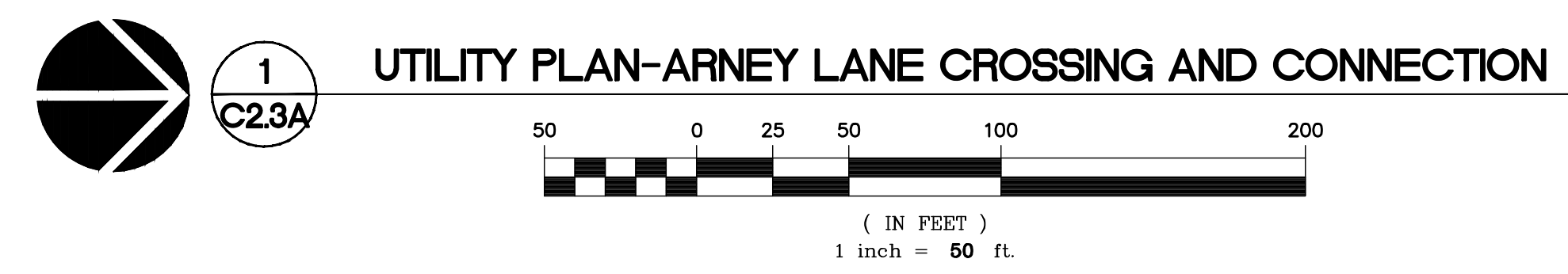
MATCHLINE - SEE SHEET C2.3A



LEGEND

DECIDUOUS TREE		GAS METER	
CONIFEROUS TREE		GAS VALVE	
FIRE HYDRANT		GUY WIRE ANCHOR	
FIRE DEPARTMENT CONNECTION		UTILITY POLE	
WATER BLOWOFF		POWER VAULT	
WATER METER		ELECTRICAL METER	
WATER VALVE		POWER JUNCTION BOX	
DOUBLE CHECK VALVE		POWER RISER	
WATER VAULT		POWER TRANSFORMER	
AIR RELEASE VALVE		STREET LIGHT	
SANITARY SEWER CLEAN OUT		TELEPHONE/TELEVISION VAULT	
SANITARY SEWER MANHOLE		TELEPHONE/TELEVISION JUNCTION BOX	
STORM SEWER CLEAN OUT		TELEPHONE/TELEVISION RISER	
STORM SEWER CATCH BASIN		SIGNAL JUNCTION BOX	
STORM SEWER MANHOLE		SIGN	
MAILBOX		BOLLARD	
		FOUND PROPERTY CORNER MONUMENT	

RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
TELEPHONE LINE	
TELEVISION LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	
WETLAND DELINEATION	
TRAFFIC SIGNAL WIRE	



LEGEND

DECIDUOUS TREE	GAS METER	RIGHT-OF-WAY LINE
CONIFEROUS TREE	QUI WIRE ANCHOR	BOUNDARY LINE
FIRE HYDRANT	UTILITY POLE	PROPERTY LINE
WATER BLOWOFF	ELECTRICAL METER	CENTERLINE
WATER METER	POWER JUNCTION BOX	CREEK CENTERLINE
WATER VALVE	HVAC UNIT	CURB
WELL CASING	POWER TRANSFORMER	EDGE OF PAVEMENT
SANITARY SEWER CLEAN OUT	STREET LIGHT	EASEMENT
SEPTIC TANK	TELEPHONE/TELEVISION VAULT	FENCE LINE
LYNCH STYLE CATCH BASIN	TELEPHONE/TELEVISION RISER	GRAVEL EDGE
STORM SEWER MANHOLE	SIGN	WETLAND DELINEATION
MAILBOX	BOLLARD	
	FOUND SURVEY MONUMENT	

0.5 FOOT-CANDLES
0.2 FOOT-CANDLES
0.1 FOOT-CANDLES
FOOT-CANDLE SPOT

AREA LUMINAIRE WITH 48W, 5577 LUMEN LED LAMPING, TYPE 5 OPTICS ON 25' POLE (30' POLE FOR RV STORAGE)
AREA LUMINAIRE WITH 35W, 3237 LUMEN LED LAMPING, TYPE 5 OPTICS WITH HOUSE SIDE SHIELDS ON 30' POLE

LIGHTING ZONE STATISTICS

CALCULATION ZONE	AVERAGE (FOOT-CANDLE)	MINIMUM (FOOT-CANDLE)	MAXIMUM (FOOT-CANDLE)	UNIFORMITY RATIO
ROADWAY	0.3	0.1	0.6	6.0
RESIDENTIAL	0.3	0.1	0.8	8.0
R.V. STORAGE	0.3	0.1	0.6	6.0

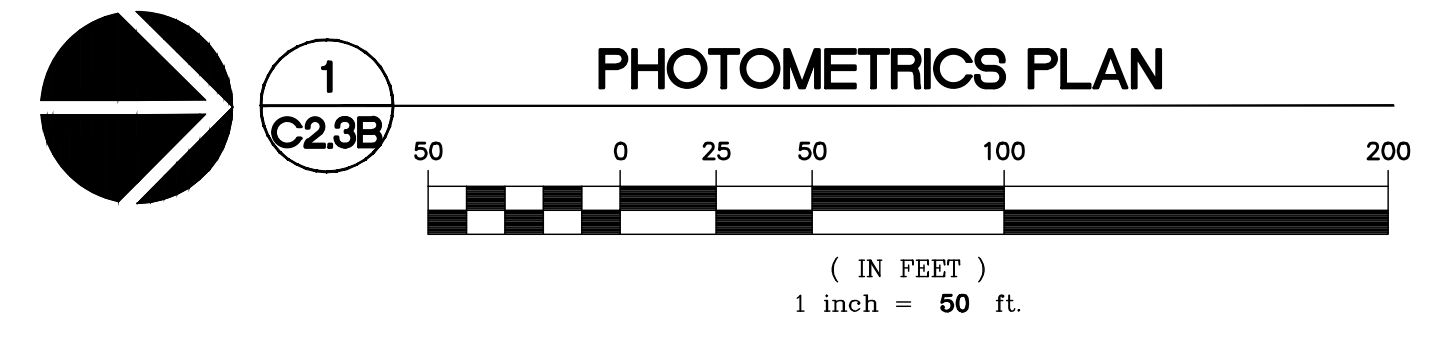
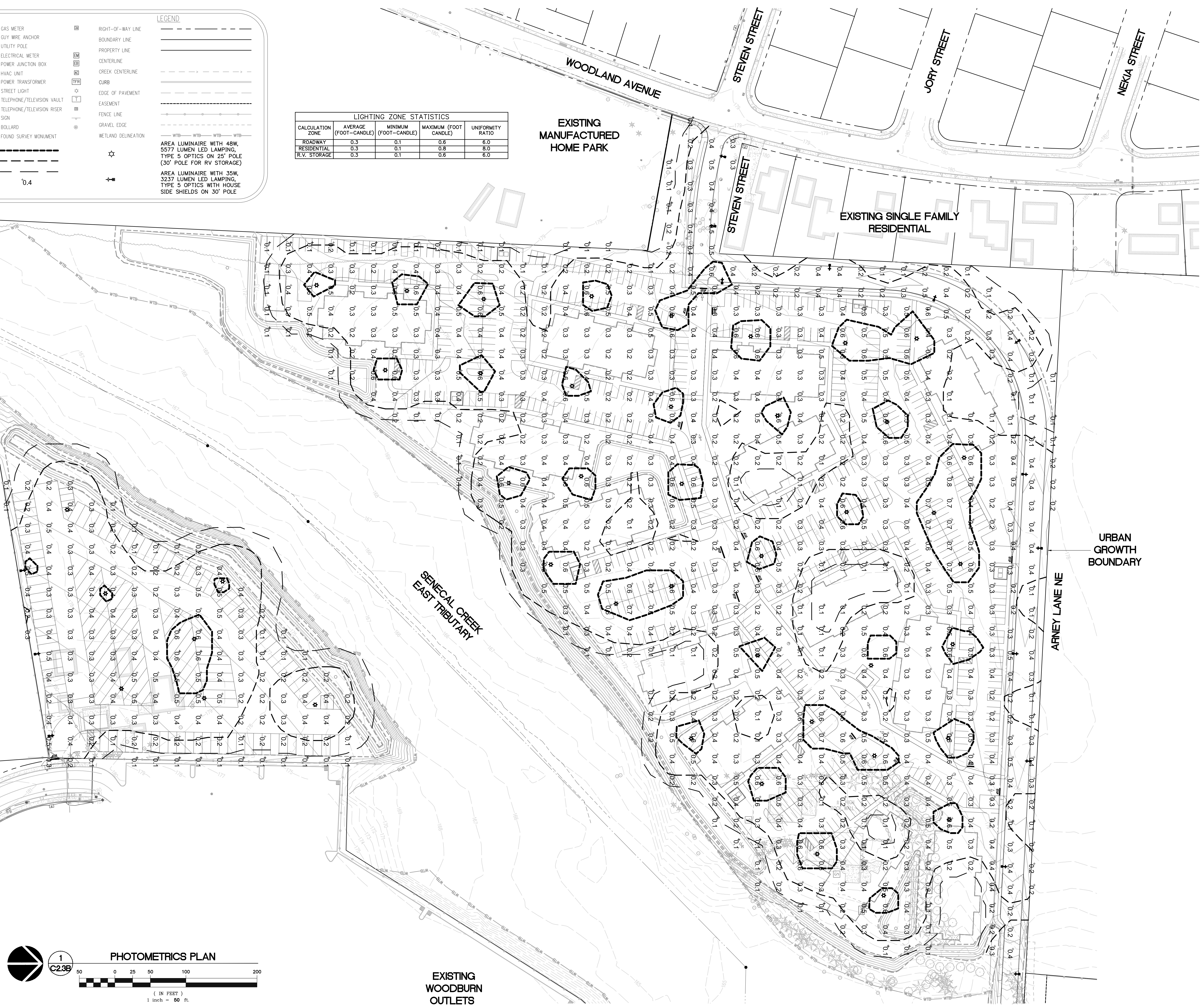
EXISTING MANUFACTURED HOME PARK

EXISTING SINGLE FAMILY RESIDENTIAL

URBAN GROWTH BOUNDARY

SENECAL CREEK EAST TRIBUTARY

EXISTING R.V. PARK



EXISTING
WOODBURN
OUTLETS



Architecture - Interiors
Planning - Engineering

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Client
MWI, LLC
520 CONGER ST.
EUGENE, OR 97402
(541) 743-8111

Project
WOODLAND
CROSSING
WOODBURN, OR

FOR
REFERENCE
ONLY

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REVISIONS:
NO. REVISIONS REVISION DATE
BY SHEET CLOSING DATE

SHEET TITLE:
LANDSCAPE
NOTES AND
LEGEND

DRAWN BY: ADS
CHECKED BY: SPT
SHEET

L2.0

JOB NO. 2150567.01

SCREENING SHRUB PLANTING

BOTANICAL NAME	COMMON NAME	SPACING	SIZE AT MATURITY	PLANT UNIT VALUE
LOW SCREEN - 42" MIN. HEIGHT				
ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	36" O.C.	6'X6'	2
PRUNUS LAUROCERASUS 'ZABELIANA'	ZABEL LAUREL	36" O.C.	6'X6'	2
ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	36" O.C.	6'X6'	2
HIGH SCREEN - 6' MIN. HEIGHT				
MYRTICA CALIFORNICA	PACIFIC WAX MYRTLE	60" O.C.	10'X10'	2
ARBUTUS UNEDO	STRAWBERRY TREE	60" O.C.	10'X10'	2
OSMANTHUS HETEROPHYLLUS	HOLLY LEAVED OSMANTHUS	60" O.C.	8'X8'	2

MIXED TREE AND SHRUB PLANTING

BOTANICAL NAME	COMMON NAME	SPACING	SIZE AT MATURITY	PLANT UNIT VALUE
TREES				
ACER GRISELUM	PAPERBARK MAPLE	AS SHOWN	25'X20'	4
CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	AS SHOWN	30'X10'	4
CERCIS CANADENSIS	EASTERN REDBUD	AS SHOWN	30'X30'	4
METASEQUOIA GLYPTOSTROBILIDES	DAWN REDWOOD	AS SHOWN	70'X30'	10
PRUNUS YEDOENSIS	YOSHINO CHERRY	AS SHOWN	40'X60'	8
QUERCUS BICOLOR	SWAMP WHITE OAK	AS SHOWN	60'X70'	8
SOPHORA JAPONICA	JAPANESE PAGODA TREE	AS SHOWN	50'X75'	8
THUJA PLICATA	WESTERN REDCEDAR	AS SHOWN	150'X70'	10
SHRUBS AND GROUND COVER				
BERBERIS NERVOSA	DULL OREGON GRAPE	24" O.C.	2'X2'	1
CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	24" O.C.	2'X2'	1
CISTUS HYBRIDUS	ROCK ROSE	48" O.C.	4'X4'	1
DAPHNE ODOREA	DAPHNE	36" O.C.	4'X4'	1
HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	48" O.C.	6'X6'	2
ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	36" O.C.	6'X6'	2
ACER CIRCINATUM	VINE MAPLE	10' O.C.	15'X15'	2
CORNUS SERICEA	REDTIG DOGWOOD	48" O.C.	6'X6'	2
HOLODISCUS DISCOLOR	OCEANSPRAY	48" O.C.	8'X8'	2
NANDINA DOMESTICA	HEAVENLY BAMBOO	36" O.C.	6'X6'	2
MAHONIA AQUIFOLIUM	OREGON GRAPE	36" O.C.	4'X4'	1
PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	36" O.C.	10'X10'	2
RIBES SANGUINEUM	RED-FLOWERING CURRANT	48" O.C.	8'X8'	2
SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	36" O.C.	4'X4'	1
SPIRAEA JAPONICA	JAPANESE SPIREA	36" O.C.	3'X3'	1
VIBURNUM DAVIDII	DAVID VIBURNUM	36" O.C.	3'X3'	1
ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	12" O.C.	-	1/50SF
FRAGARIA CHILOENSIS	SAND STRAWBERRY	12" O.C.	-	1/50SF
MAHONIA REPENS	CREeping MAHONIA	24" O.C.	-	1/50SF
SEED MIXES				
TURF MIX	CELEBRATION MIX BY SUNMARK SEEDS	N/A	-	1/50SF
NATIVE RIPARIAN MIX	STREAMBANK MIX BY SUNMARK SEEDS	N/A	-	1/50SF

PARKING/STREET TREES

BOTANICAL NAME	COMMON NAME	SPACING	SIZE AT MATURITY	PLANT UNIT VALUE
TREES				
ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	AS SHOWN	50'X15' (MEDIUM)	8
CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	AS SHOWN	75'X70' (LARGE)	10
PLATANUS ACERIFOLIA	LONDON PLANETREE	AS SHOWN	80'X95' (LARGE)	10
TILIA CORDATA	LINDEN	AS SHOWN	85'X50' (LARGE)	10
ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	AS SHOWN	85'X75' (LARGE)	10

STORMWATER PLANTING

BOTANICAL NAME	COMMON NAME	SPACING	SIZE AT MATURITY	PLANT UNIT VALUE
TREES				
ACER GRISELUM	PAPERBARK MAPLE	AS SHOWN	25'X20'	4
ALNUS RUBRA	RED ALDER	AS SHOWN	60'X40'	8
CALOCEDRUS DECURRENS	INCENSE CEDAR	AS SHOWN	100'X30'	10
MALUS FUSCA	PACIFIC CRABAPPLE	AS SHOWN	20'X20'	4
NYSSA SYLVATICA	TUPELO	AS SHOWN	75'X60'	10
THUJA PLICATA	WESTERN REDCEDAR	AS SHOWN	150'X70'	10
TAXODIUM DISTICHUM	BALD CYPRESS	AS SHOWN	100'X60'	10
SHRUBS AND GROUND COVER				
BERBERIS NERVOSA	DULL OREGON GRAPE	24" O.C.	4'X4'	1
CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	24" O.C.	2'X2'	1
ROSA NUTKANA	NOOTKA ROSE	36" O.C.	8'X8'	2
SPIREA BETULIFOLIA	BIRCHLEAF SPIREA	24" O.C.	3'X3'	1
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	36" O.C.	6'X6'	2
ACER CIRCINATUM	VINE MAPLE	10' O.C.	15'X15'	2
CORNUS SERICEA	REDTIG DOGWOOD	48" O.C.	6'X6'	2
HOLODISCUS DISCOLOR	OCEANSPRAY	48" O.C.	8'X8'	2
NANDINA DOMESTICA	HEAVENLY BAMBOO	36" O.C.	6'X6'	2
PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	36" O.C.	10'X10'	2
RIBES SANGUINEUM	RED-FLOWERING CURRANT	48" O.C.	8'X8'	2
ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	12" O.C.	-	1/50SF
FRAGARIA CHILOENSIS	SAND STRAWBERRY	12" O.C.	-	1/50SF
HERBACEOUS PLANTS				
CAREX OBNUPA	SLOUGH SEDGE	12" O.C.	-	1/50SF
CAREX TESTACEA	NEW ZEALAND ORANGE SEDGE	12" O.C.	-	1/50SF
IRIS DOUGLASSIANA	DOUGLAS IRIS	12" O.C.	-	1/50SF
JUNCUS EFFUSUS	SOFT RUSH	12" O.C.	-	1/50SF
JUNCUS PATENS	CALIFORNIA GREY RUSH	12" O.C.	-	1/50SF

NOTES

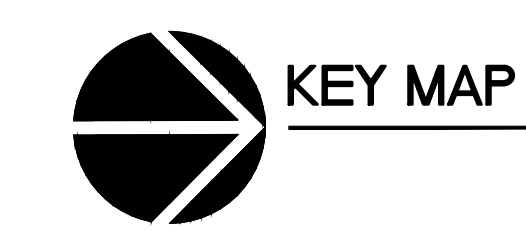
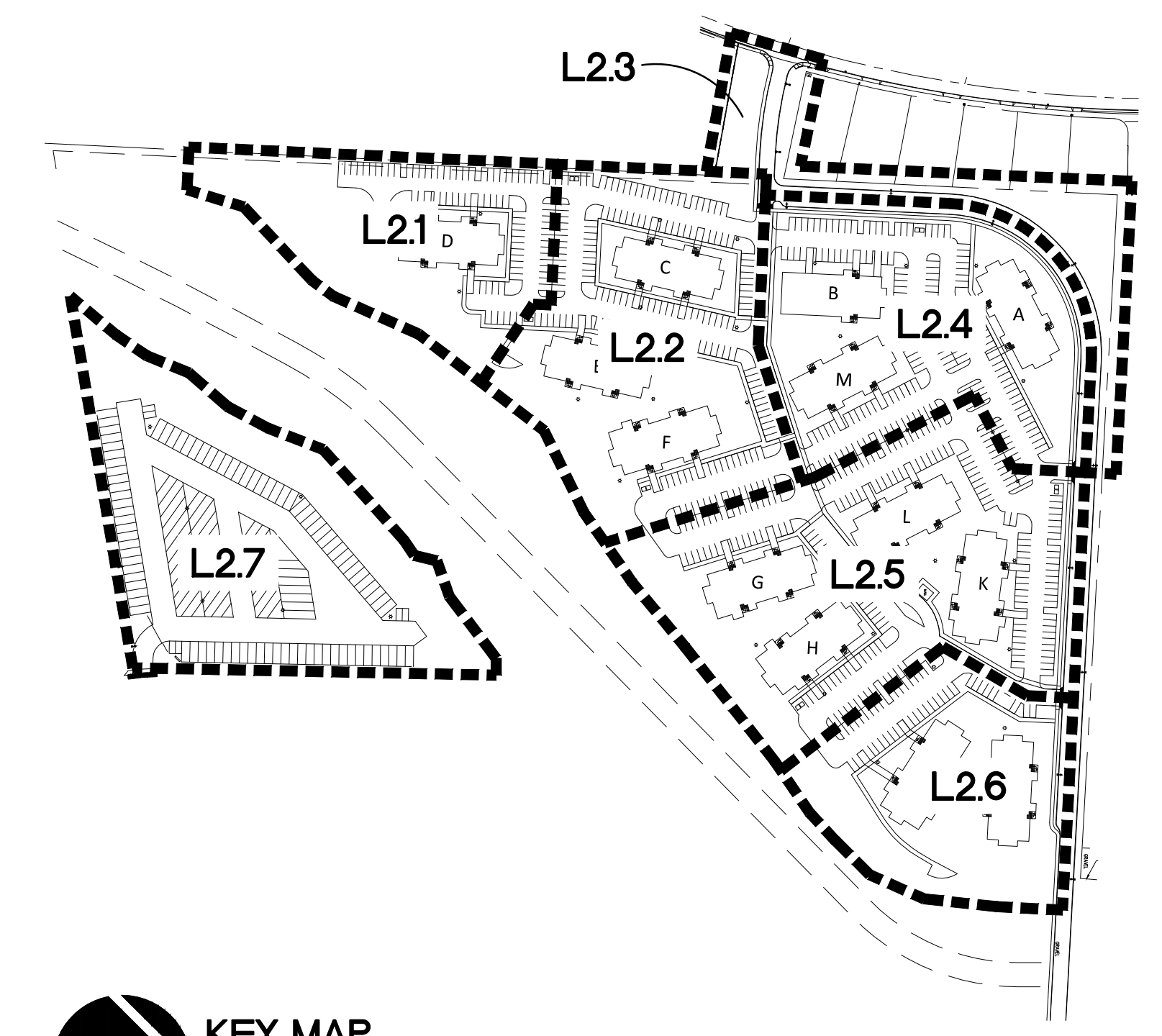
- ALL LANDSCAPING AND PLANTING LAYOUT TO CONFORM TO THE LATEST EDITION OF THE WOODBURN DEVELOPMENT ORDINANCE (WDO).
- THE REQUIRED NUMBER OF PLANT UNITS SHALL BE MET BY A COMBINATION OF PLANT MATERIALS LISTED IN TABLE 3.06A/B OF THE WDO. PLANT UNITS MAY BE GROUPED BUT MUST BE DISTRIBUTED UNIFORMLY THROUGHOUT THE DEVELOPMENT. SCREENING BETWEEN USES SHALL COMPLY WITH TABLE 3.06D OF THE WDO.
- ALL SHRUBS AND GROUND COVER SHALL BE OF A SIZE UPON INSTALLATION SO AS TO ATTAIN 80% OF GROUND COVERAGE WITHIN 3 YEARS.
- INSTALLATION OF PLANTS AND IRRIGATION SHALL OCCUR AT THE TIME OF DEVELOPMENT AND SHALL BE A CONDITION OF FINAL OCCUPANCY.
- ALL NEW PLANTING AREAS TO BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION ZONES TO BE VALUED ACCORDING TO PLANT TYPES, EXPOSURE, AND MICROCLIMATIC CONDITIONS.
- CONTRACTOR TO OBTAIN ANY AND ALL NECESSARY PERMITS REQUIRED FOR TREE AND LANDSCAPE REMOVAL.
- EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS NOTED OTHERWISE.
- ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1.
- ALL TYPICAL PLANTING AREAS SHALL BE COVERED BY A LAYER OF ORGANIC MULCH TO A DEPTH OF 2 TO 3 INCHES.

PLANT UNIT (PU) CALCULATIONS - MULTI-FAMILY

LANDSCAPE AREA	REQUIRED PU	PROVIDED PU
SETBACKS ABUTTING STREETS	1,086	1,567
BUFFER YARDS	602	770
OFF-STREET PARKING	1,558/25L OR 15M TREES	2,649/108L AND 4M TREES
COMMON AREAS	19,741	20,198

LANDSCAPE AREA CALCULATIONS - MULTI-FAMILY

LANDSCAPE AREA	REQUIRED	PROVIDED
OPEN SPACE	6.9 ACRES	13.11 ACRES
RECREATION SPACE	10,800 SF	15,894 SF
OFF STREET PARKING AND LOADING AREAS	48,499 SF	85,339 SF



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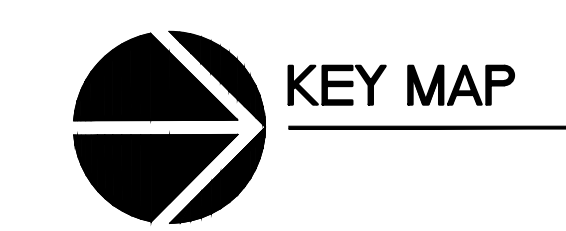
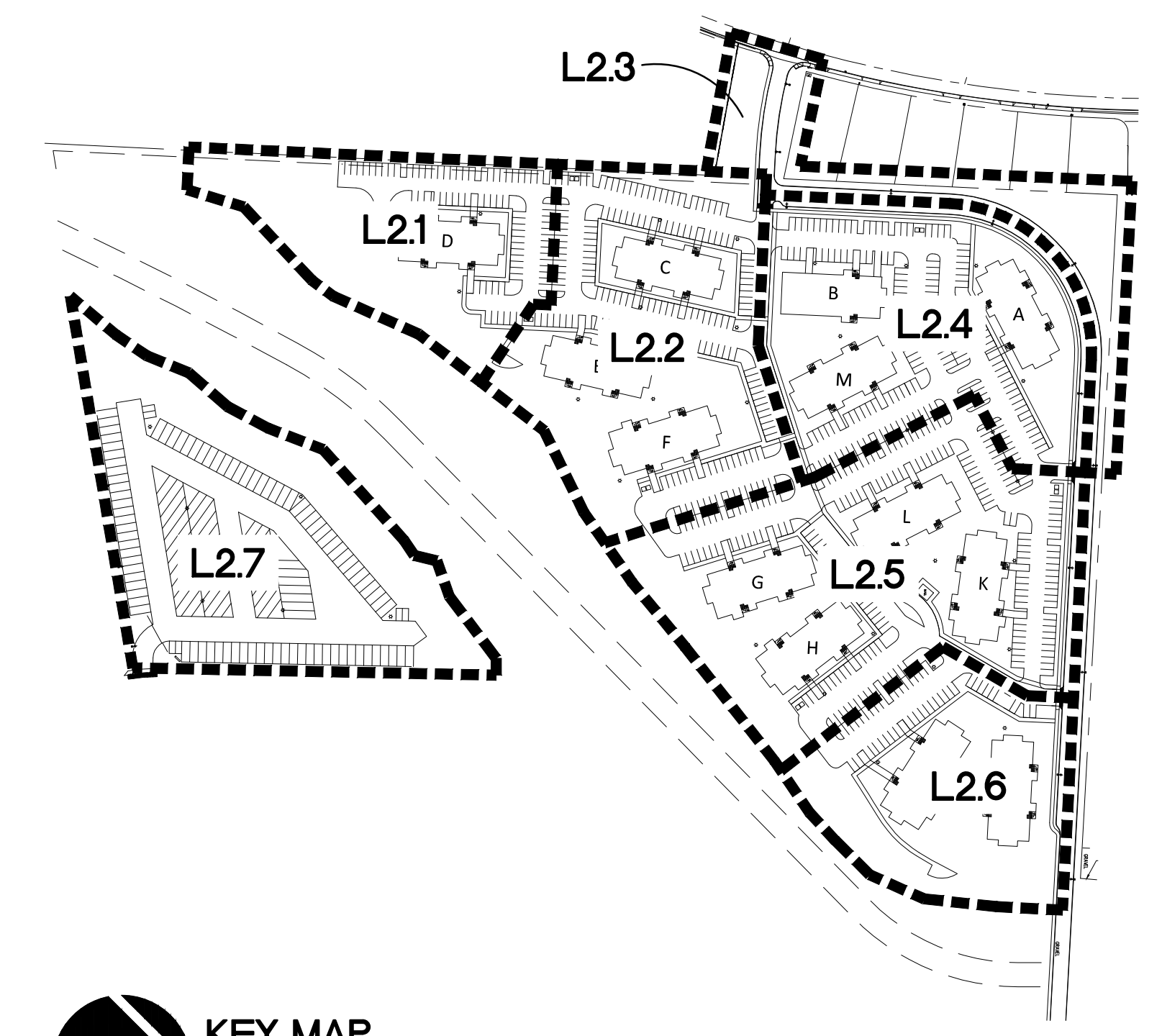
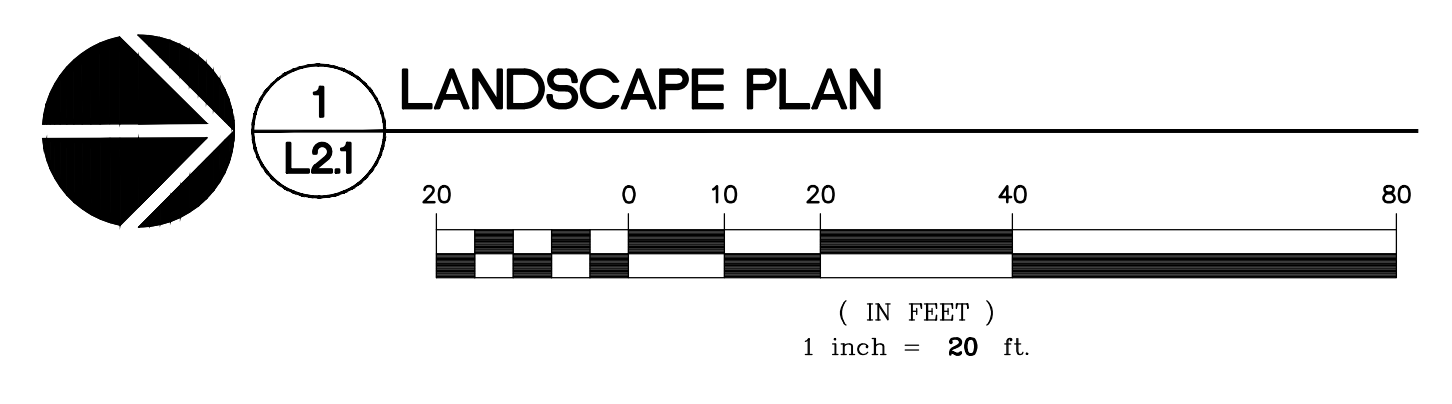
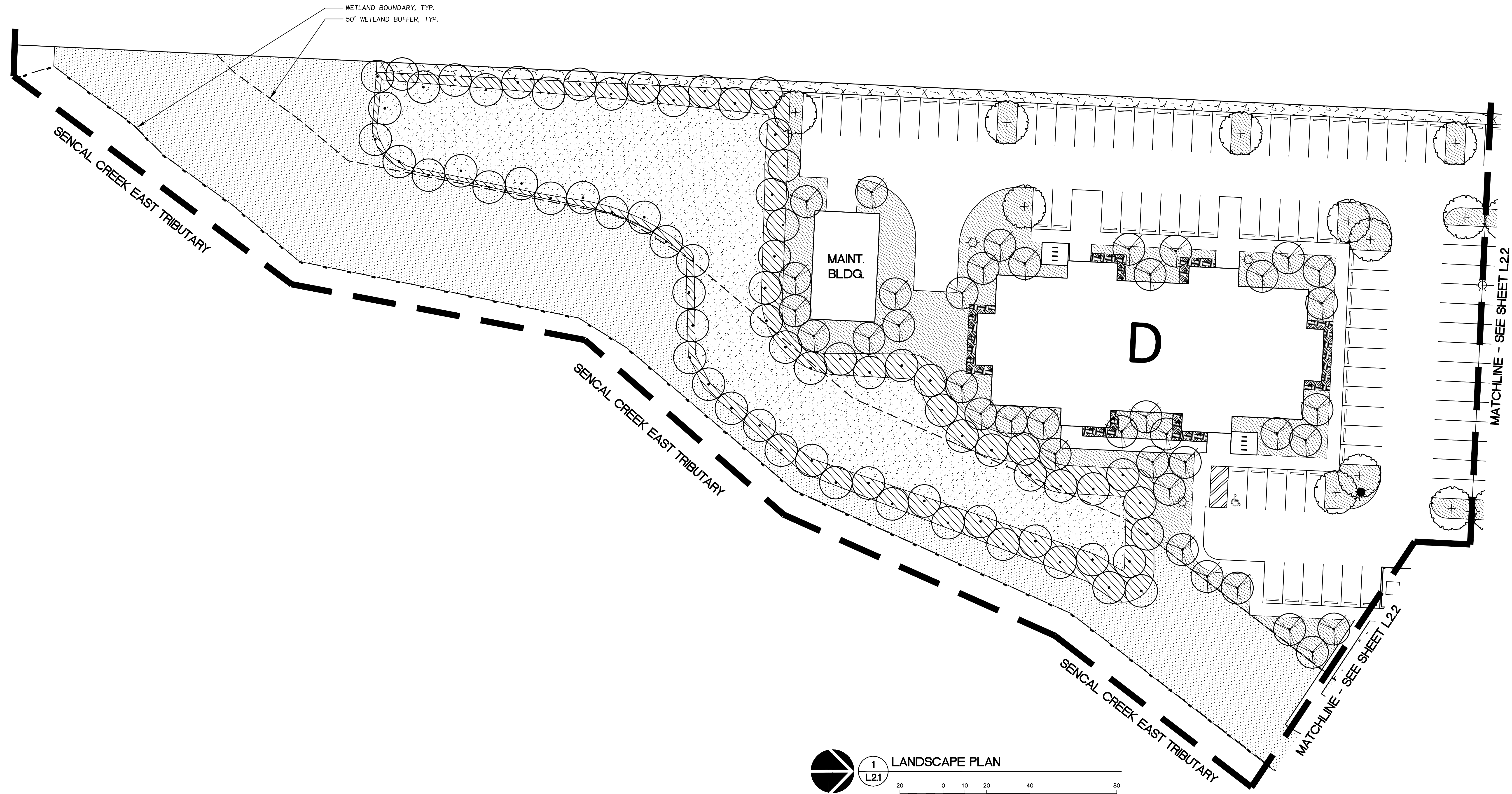
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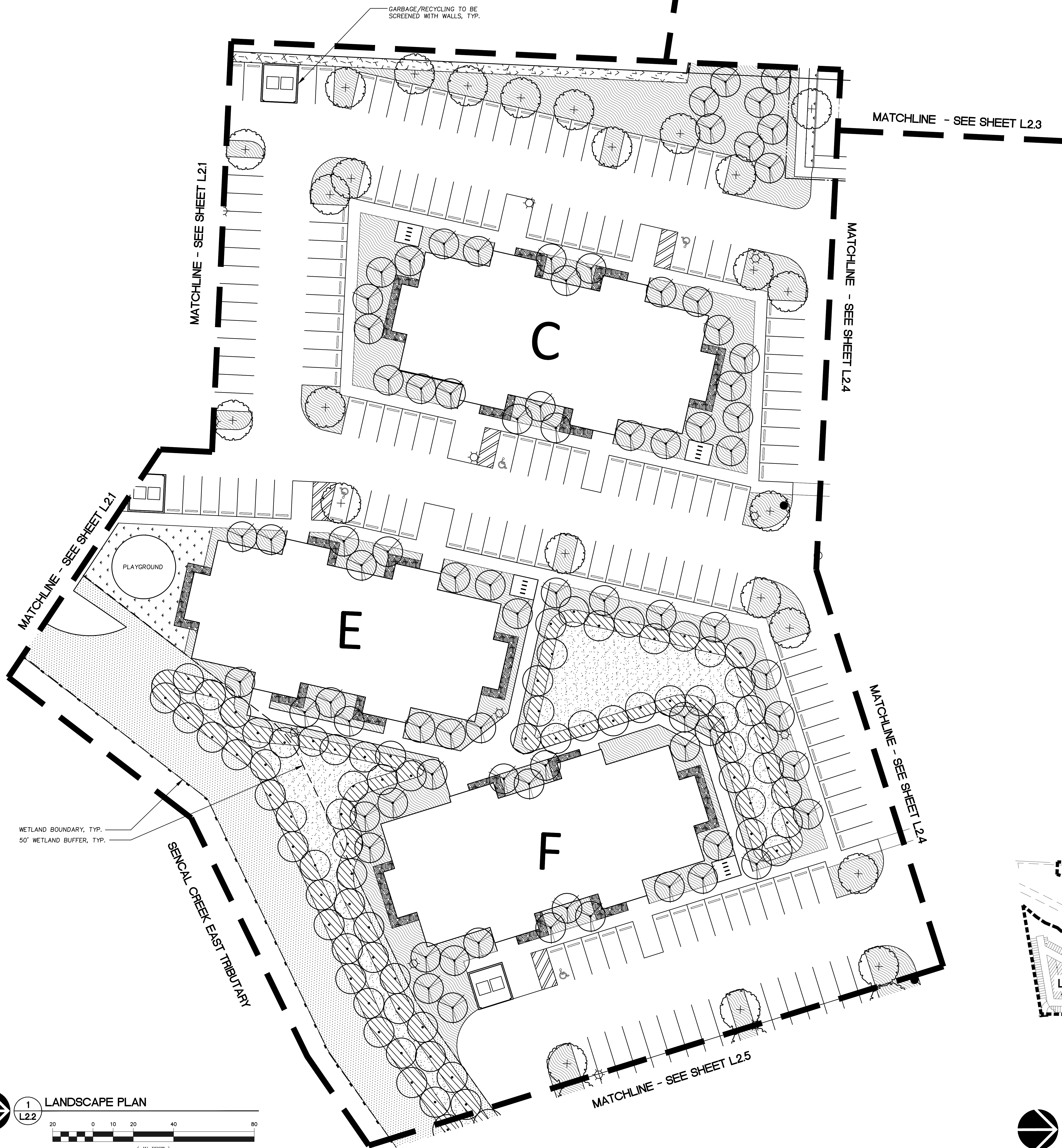
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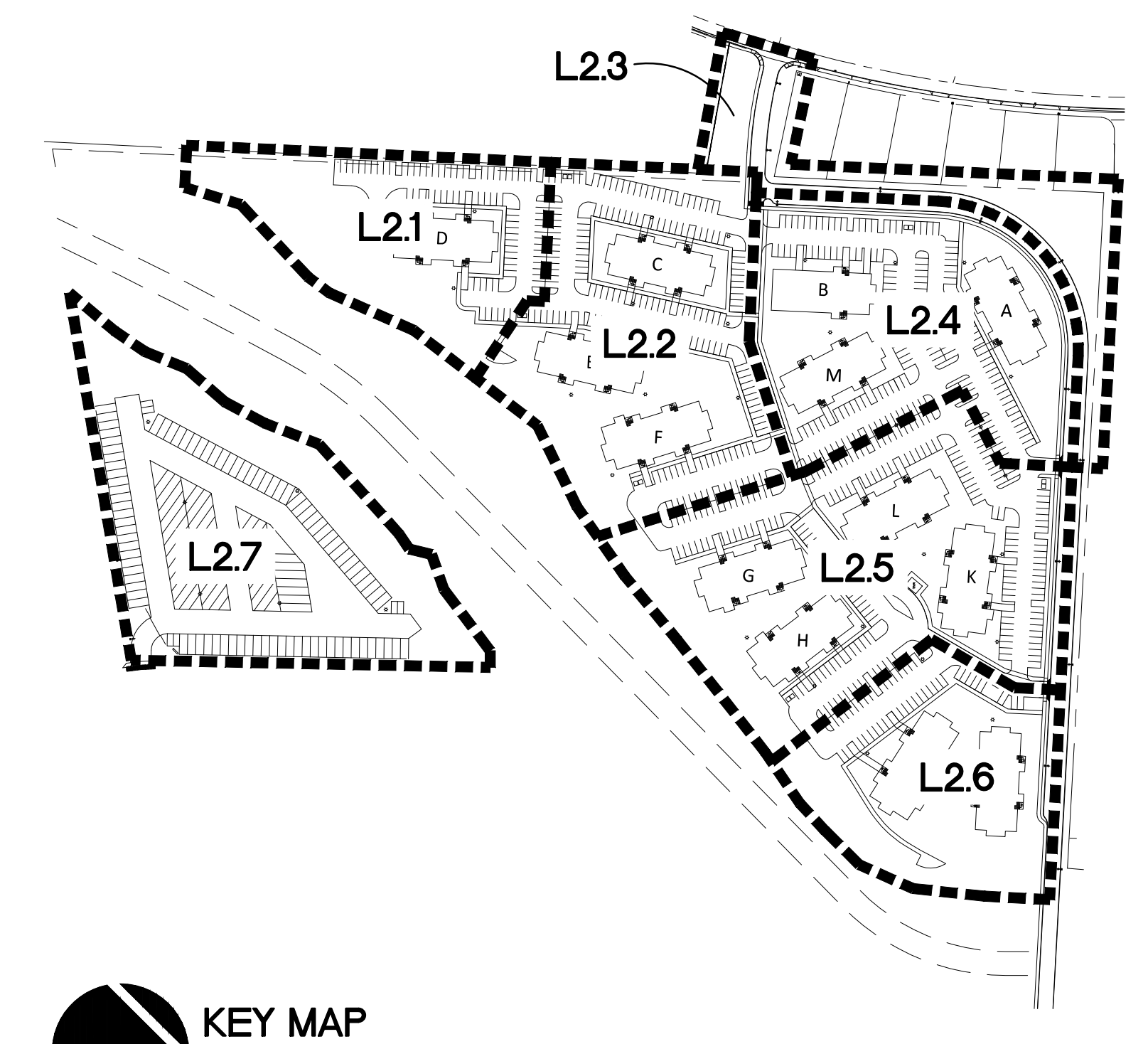
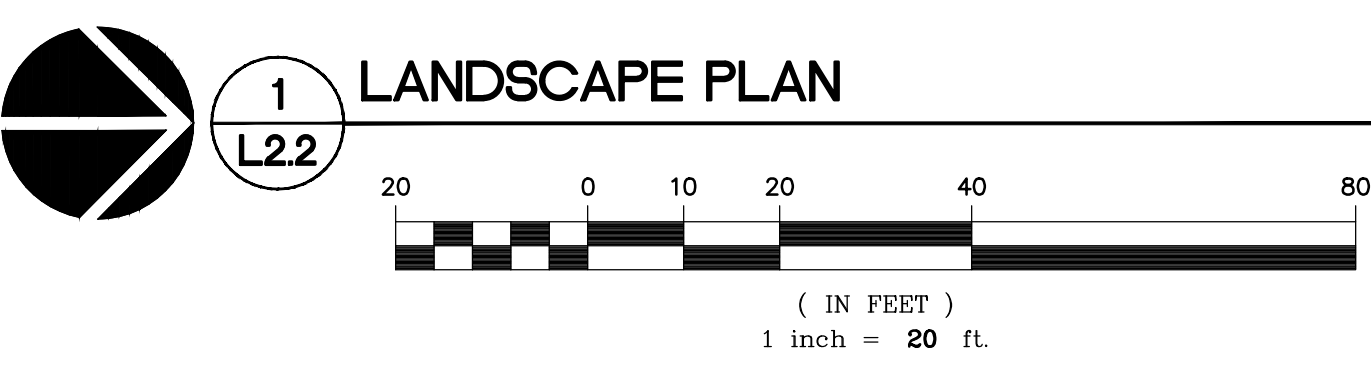
L2.1

JOB NO. 2150567.01





WETLAND BOUNDARY, TYP.
50' WETLAND BUFFER, TYP.



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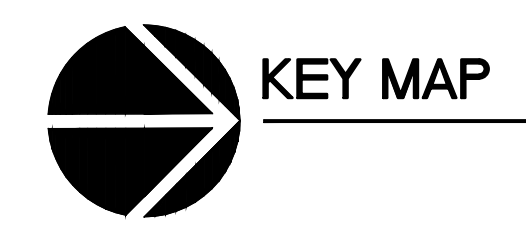
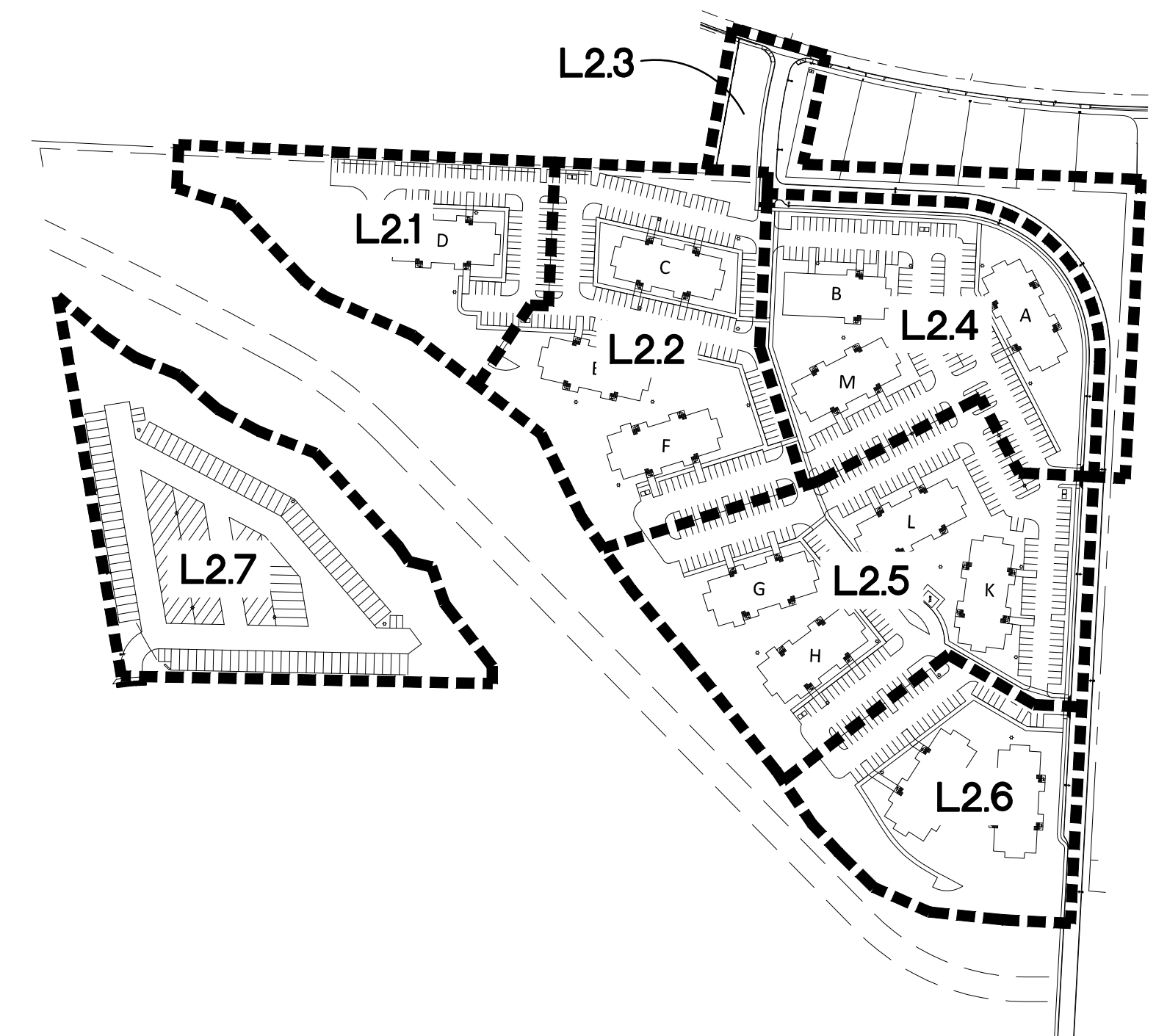
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L2.3

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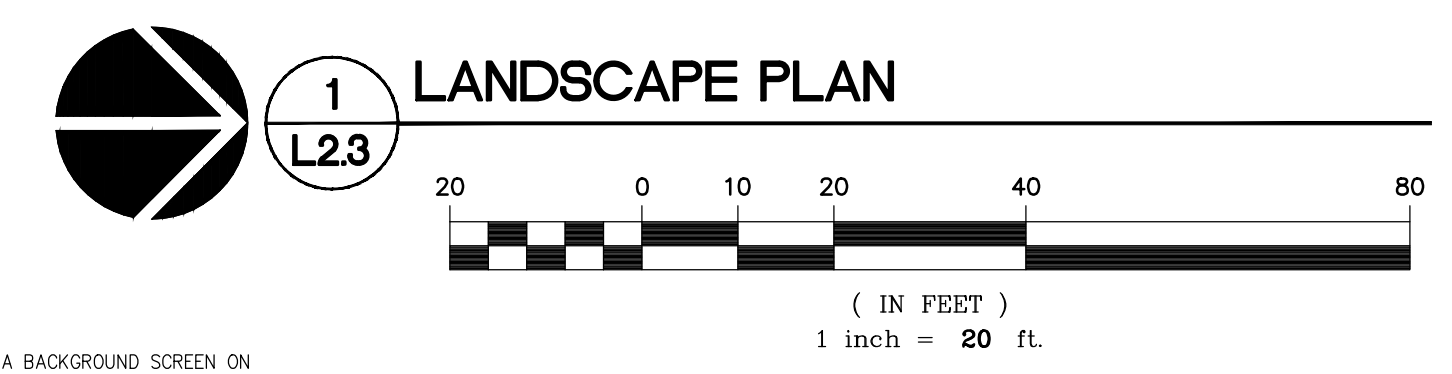
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FOR ADDITIONAL INFORMATION

EXISTING AND PROPOSED
UTILITIES THIS AREA

MATCHLINE - SEE SHEET L2.2

ARNEY LANE

MATCHLINE - SEE SHEET L2.4



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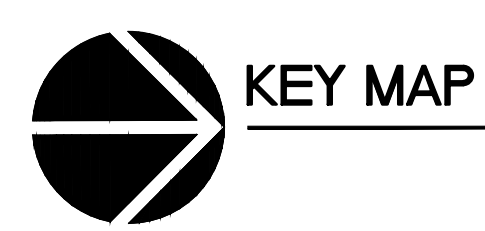
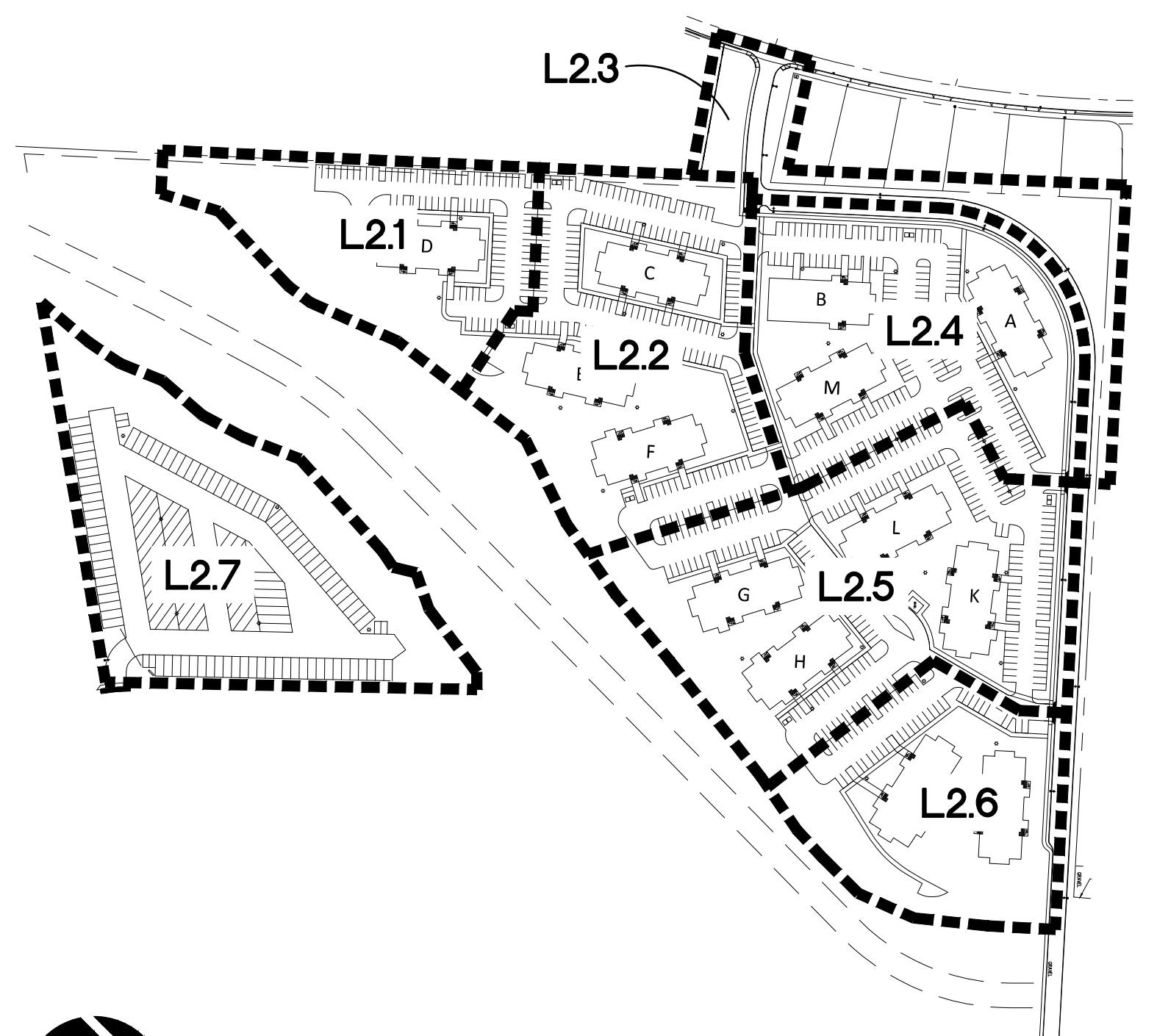
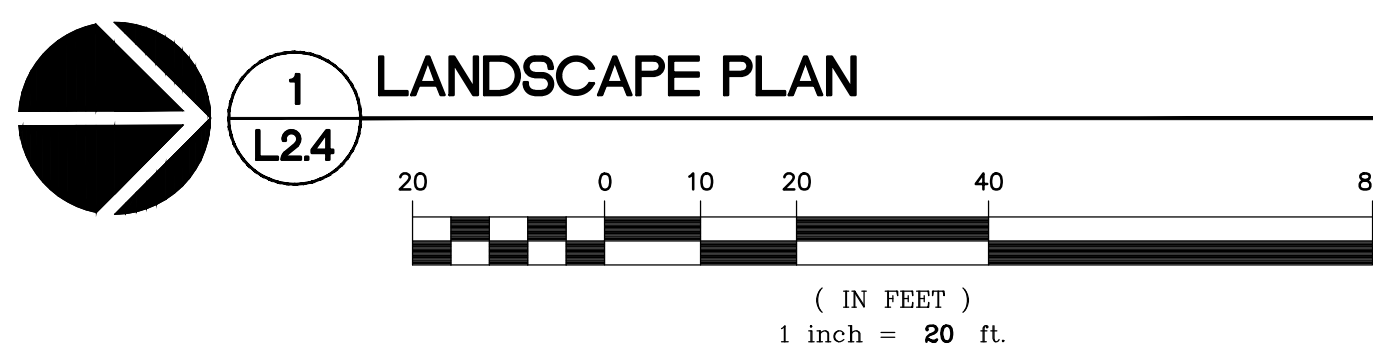
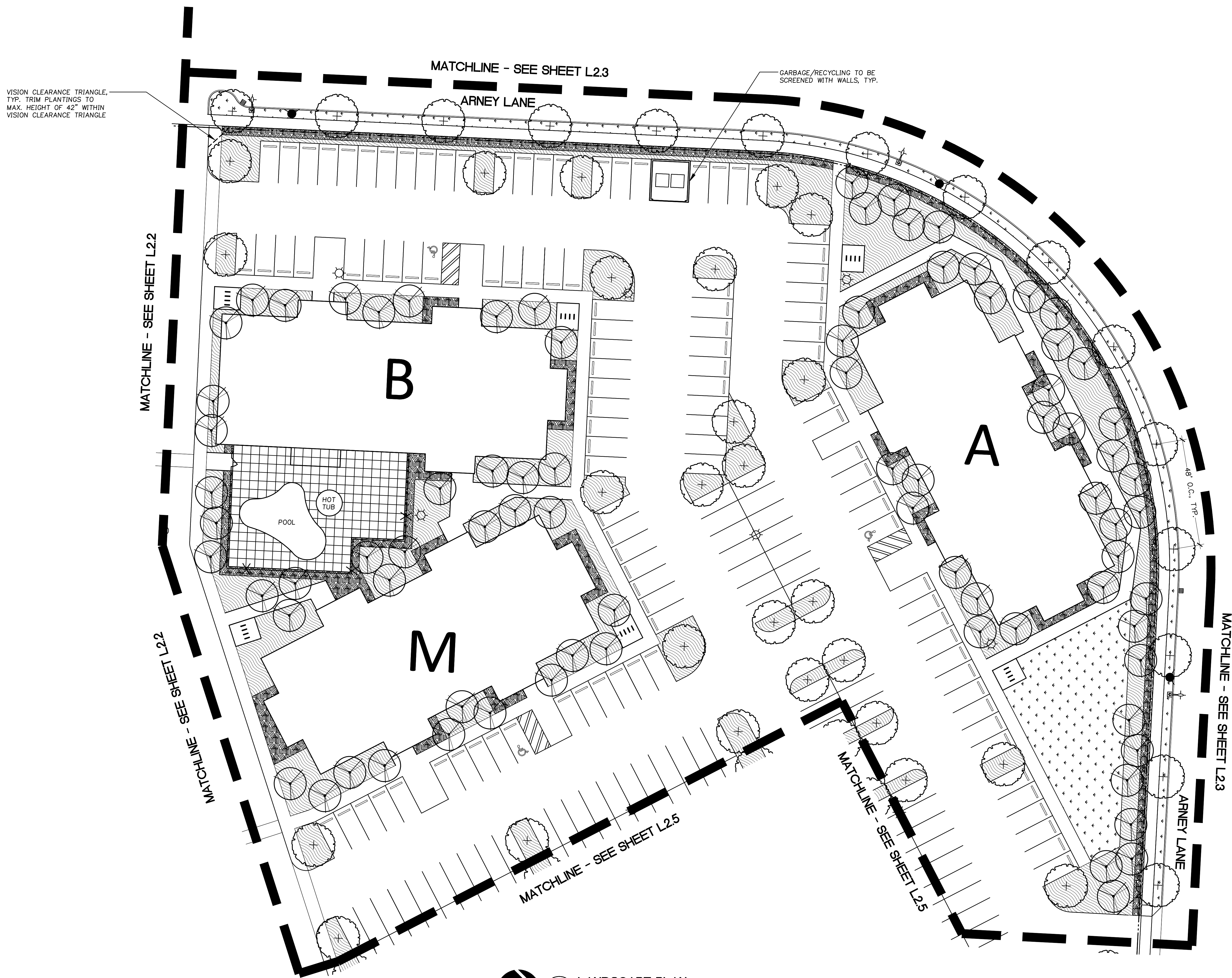
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KEY MAP

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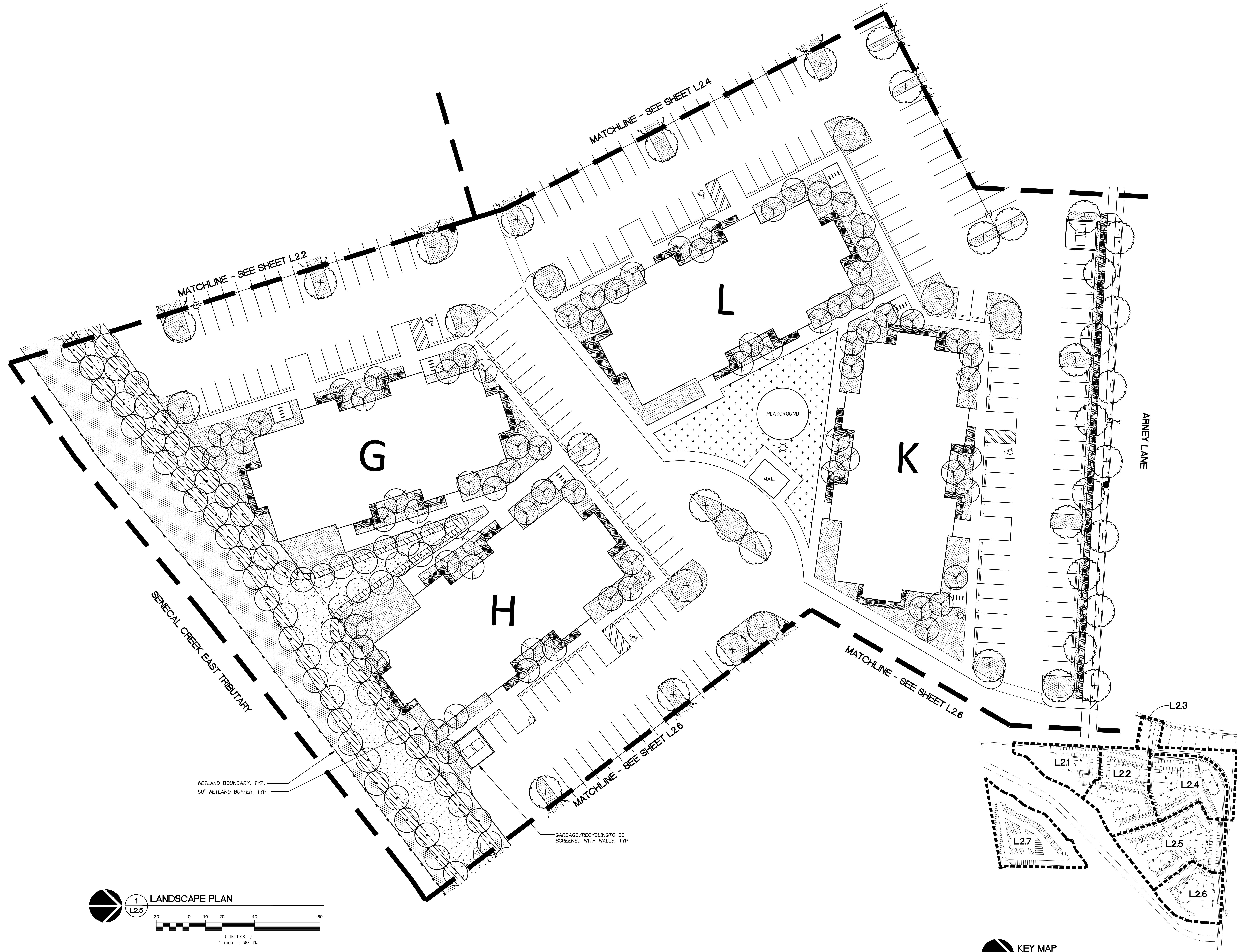
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L2.5

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MATCHLINE - SEE SHEET L2.2

MATCHLINE - SEE SHEET L2.4

MATCHLINE - SEE SHEET L2.6

MATCHLINE - SEE SHEET L2.6

SENECAL CREEK EAST TRIBUTARY

ARNEY LANE

G

H

L

K

L2.3

L2.1

L2.2

L2.4

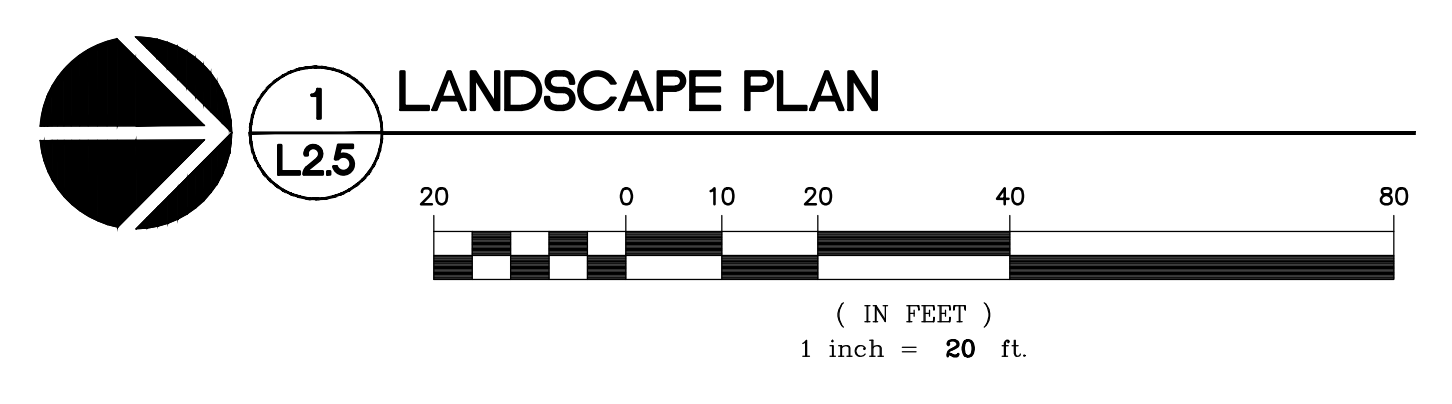
L2.5

L2.6

L2.7

WETLAND BOUNDARY, TYP.
50' WETLAND BUFFER, TYP.

GARBAGE/RECYCLING TO BE
SCREENED WITH WALLS, TYP.



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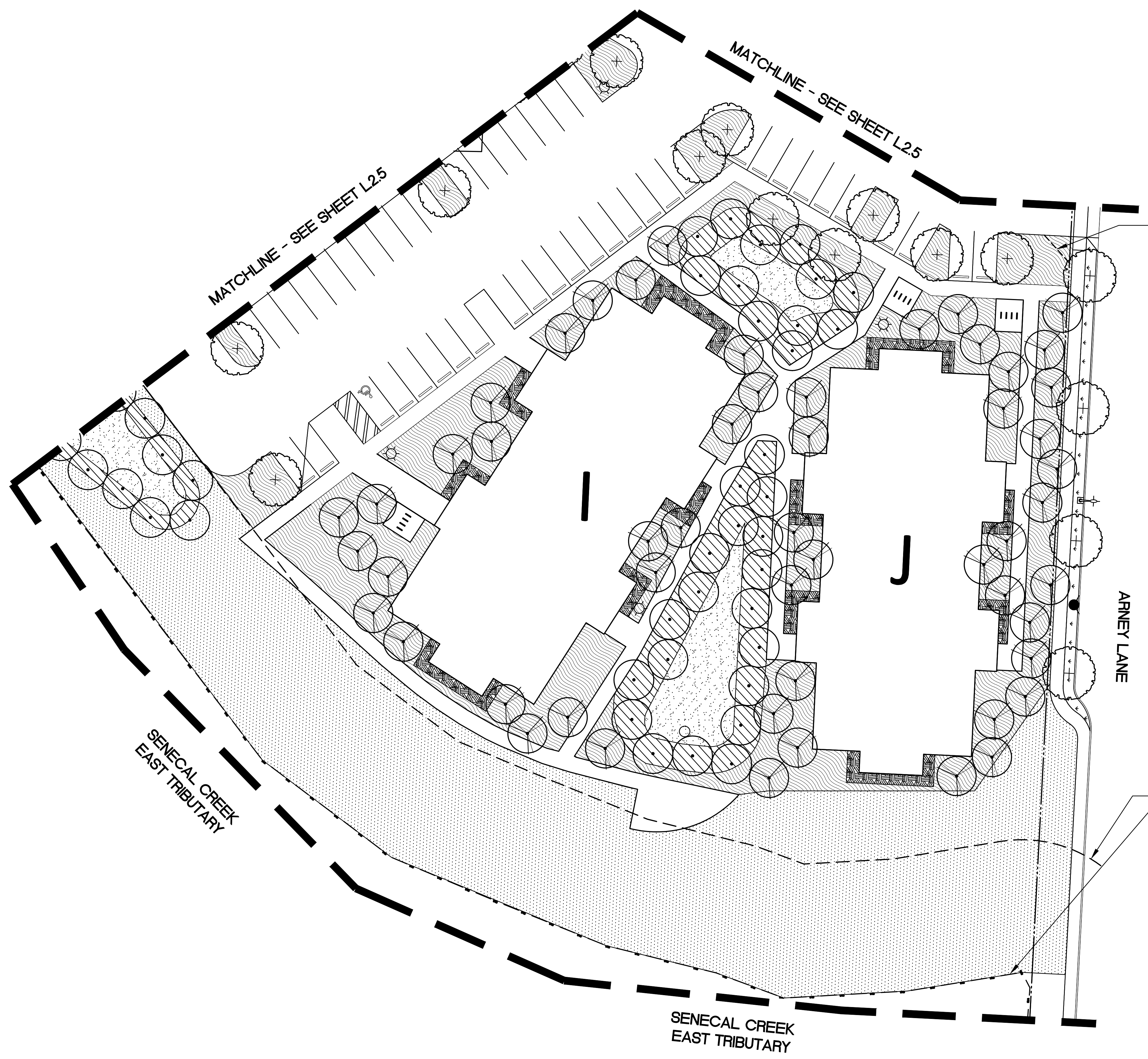
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WOODBURN, OR



VISION CLEARANCE TRIANGLE.
TYP. TRIM PLANTINGS TO MAX.
HEIGHT OF 42" WITHIN VISION
CLEARANCE TRIANGLE

WETLAND BOUNDARY, TYP.
50' WETLAND BUFFER, TYP.

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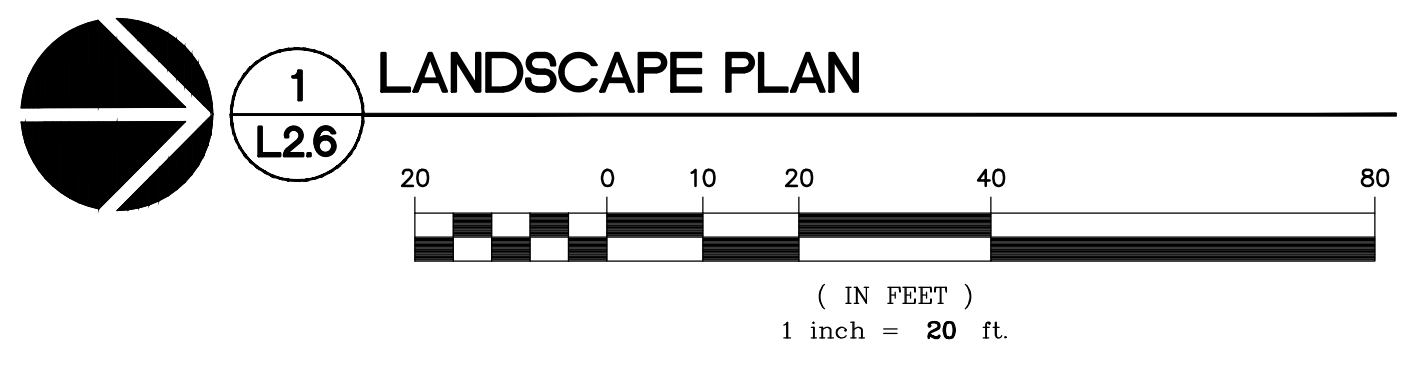
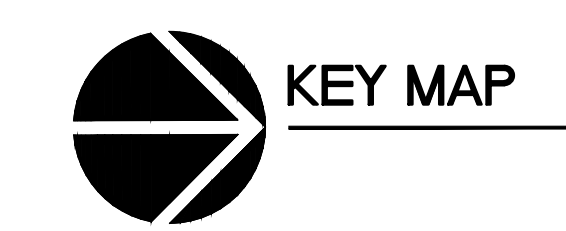
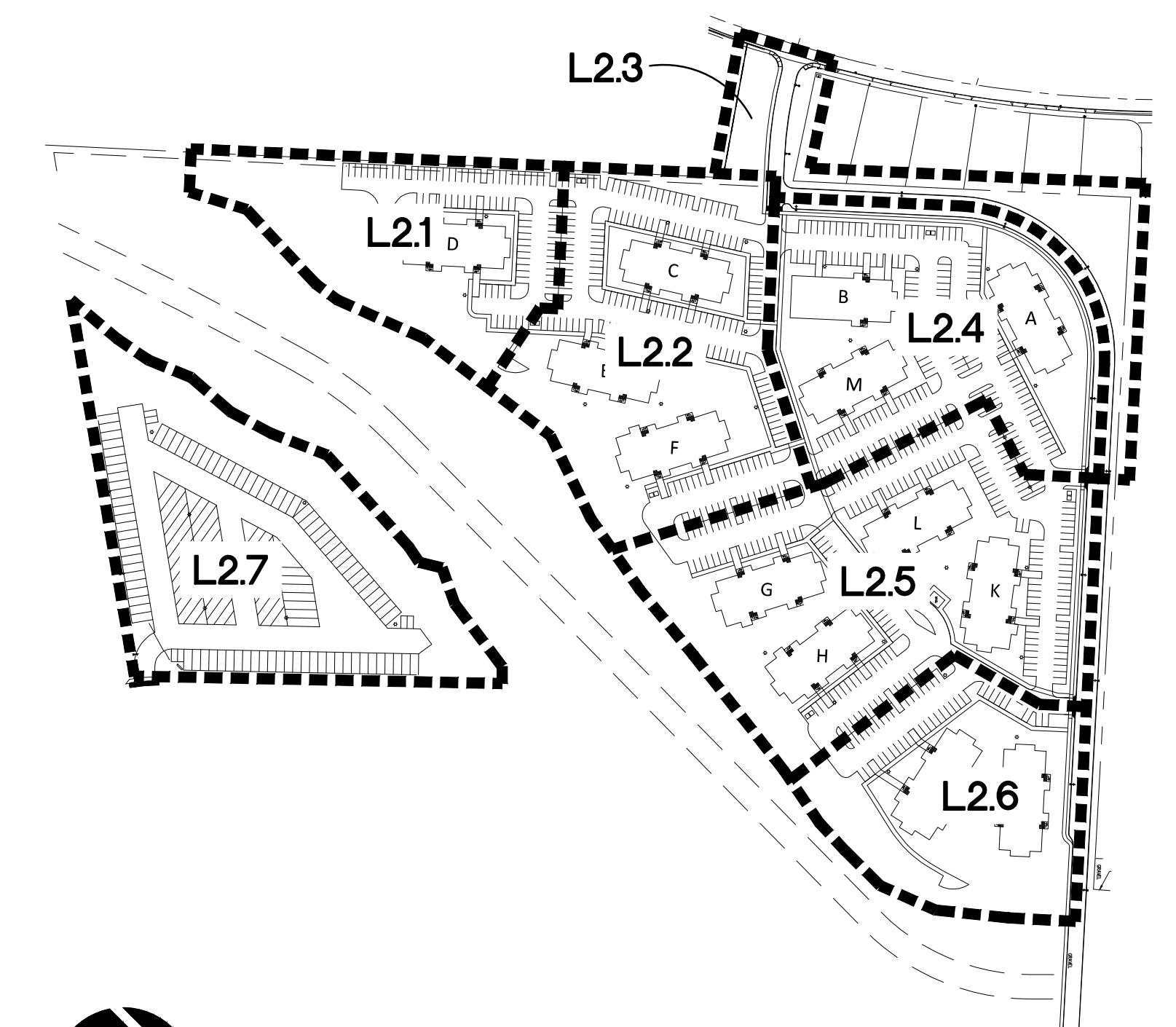
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L2.6

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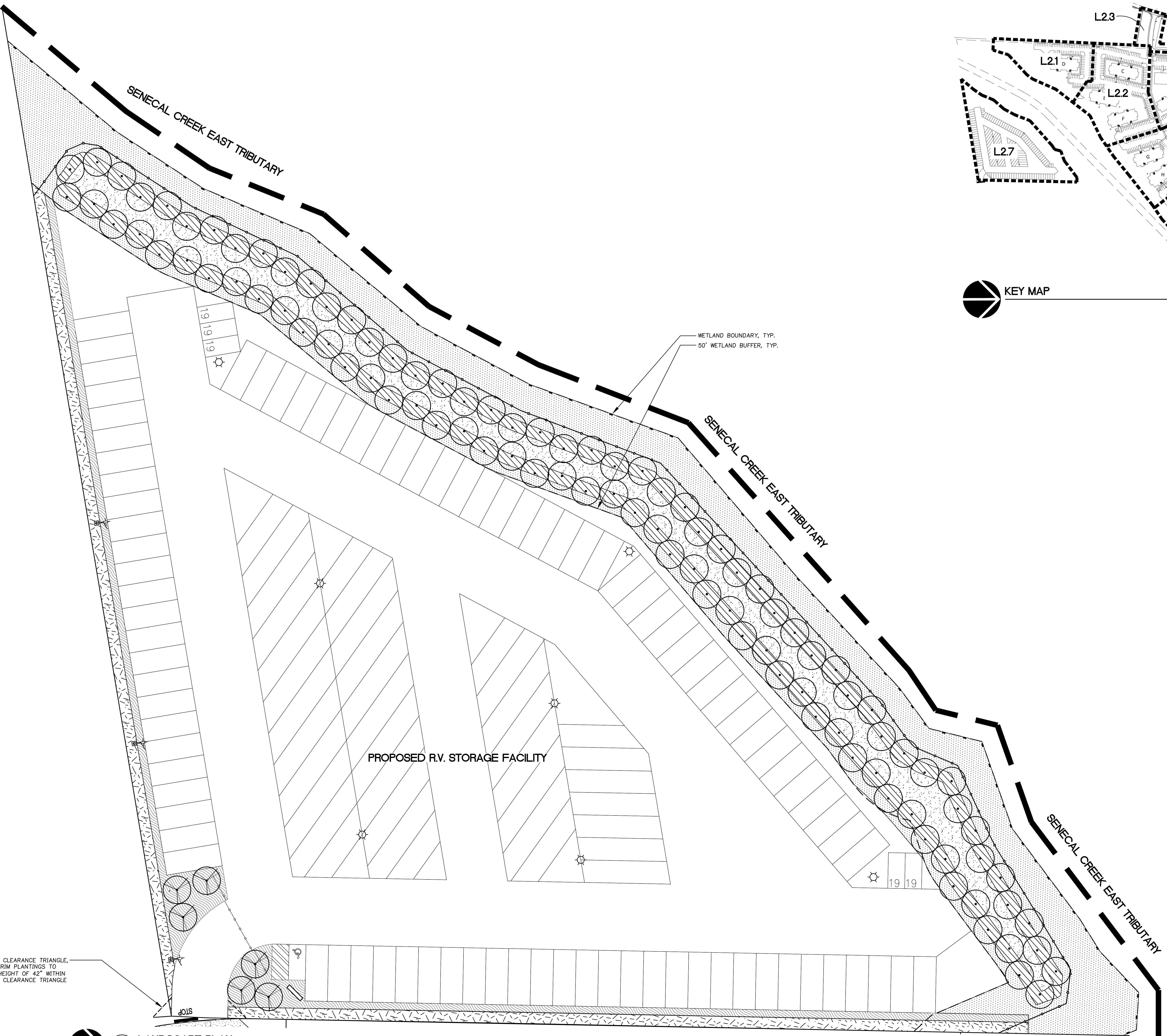
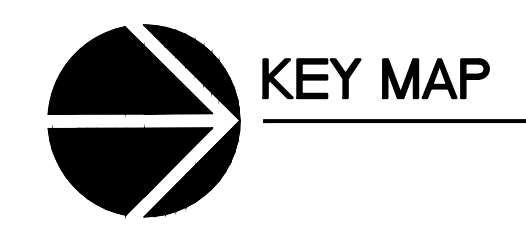
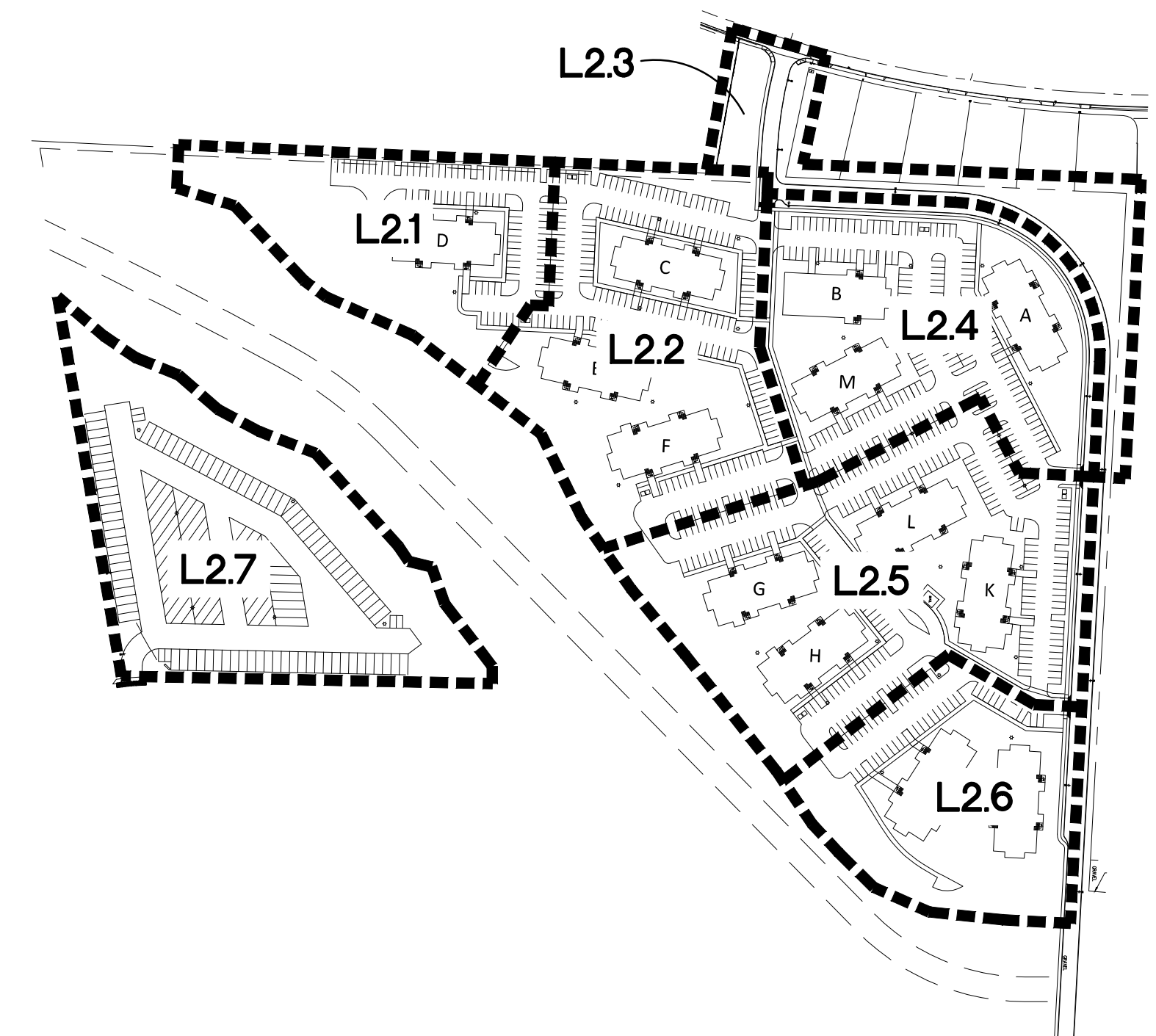
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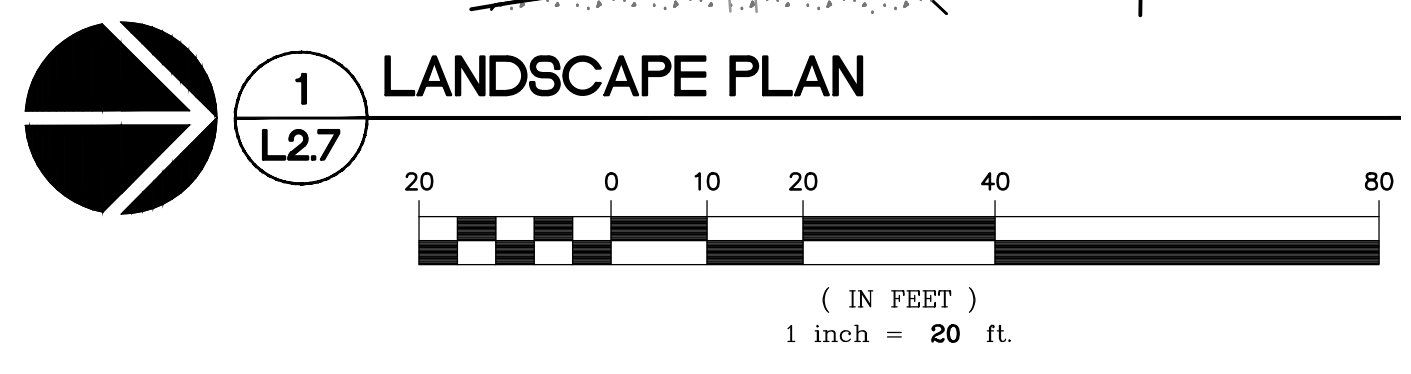
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VISION CLEARANCE TRIANGLE,
TYP. TRIM PLANTINGS TO
MAX. HEIGHT OF 42" WITHIN
VISION CLEARANCE TRIANGLE

WETLAND BOUNDARY, TYP.
50' WETLAND BUFFER, TYP.



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