

H48-100

WOODCREST ESTATES

A REPLAT OF PARCEL 2, PARTITION PLAT 2018-03
 IN THE SW 1/4 SEC. 11, T. 8 S., R. 3 W., W.M.
 CITY OF SALEM, MARION COUNTY, OREGON

BY:
 MULTI/TECH ENGINEERING SERVICES, INC.
 1155 13TH ST. S.E. SALEM, OREGON 97302
 503-363-9227

PLAT NOTES:

- ALL MONUMENTS FOUND OR SET WITHIN 2 INCHES OF THE SURFACE OF PLANET EARTH UNLESS NOTED OTHERWISE.

MCSR = MARION COUNTY SURVEY RECORD
 BOTP = BOOK OF TOWN PLATS
 RAD = RADIUS
 P.P. = PARTITION PLAT
 P. = PAGE
 V. = VOLUME
 R. = REEL
 S.F. = SQUARE FEET
 SDE = STORM DRAIN EASEMENT
 PUE = PUBLIC UTILITY EASEMENT
 COS = CITY OF SALEM
 CR = COUNTY ROAD
 () = RECORD DATA PER SURVEY NOTED
 [] = MEASURED AND RECORDED DATA PER SURVEY NOTED
 { } = CALCULATED RECORD PER SURVEY NOTED

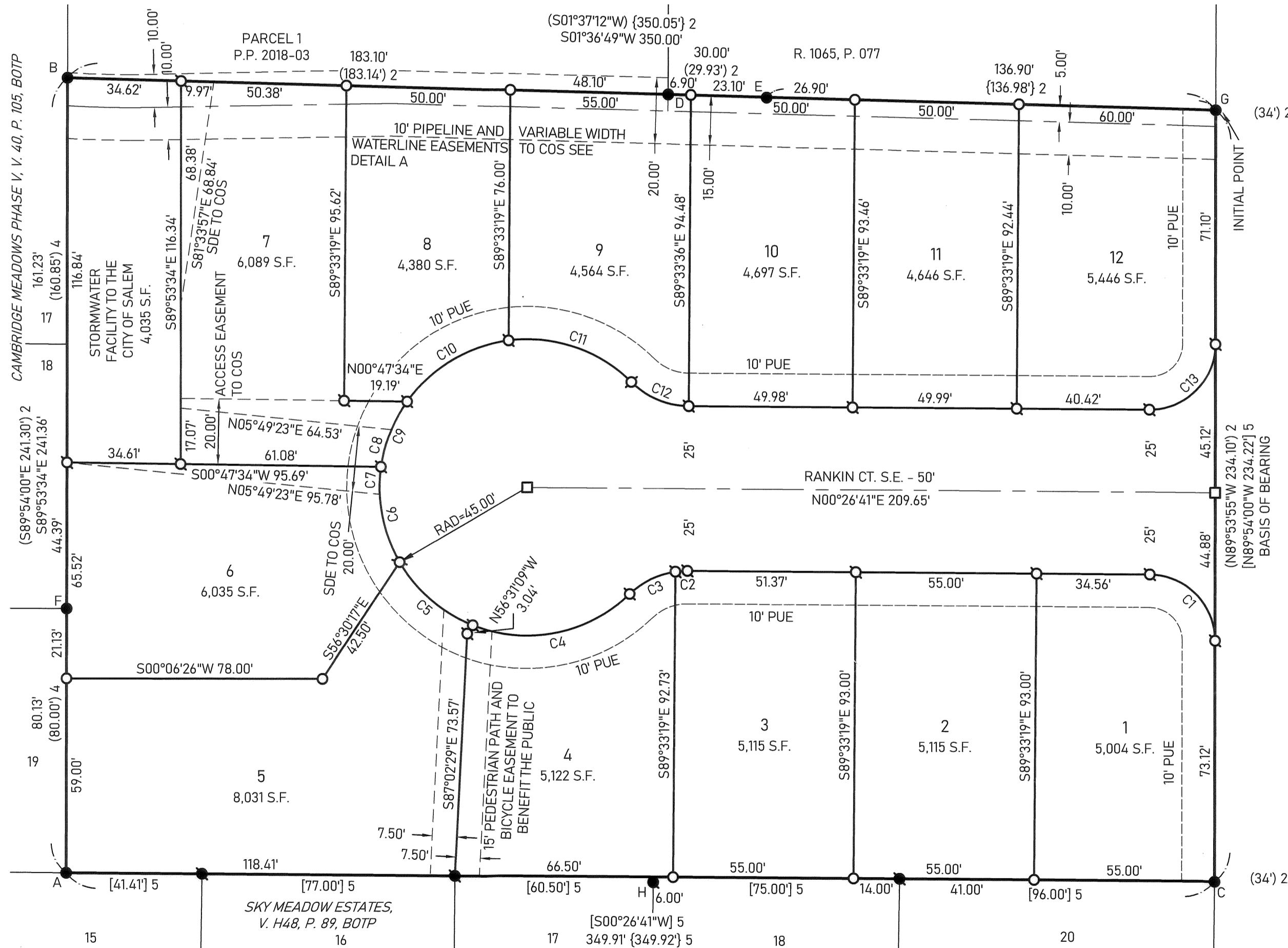
- = FOUND MONUMENT, SEE TABLE
- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER SKY MEADOW ESTATES
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."
- ⊙ = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." TO BE POST-MONUMENTED
- = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG." TO BE POST-MONUMENTED

MONUMENT TABLE

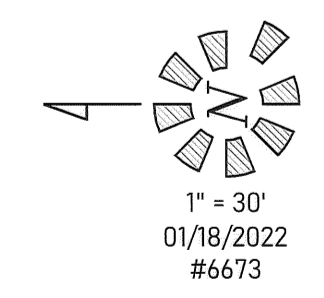
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "BARKER PLS 636" PER CAMBRIDGE MEADOWS PHASE II AND TIED IN P.P. 2018-03
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "AZIMUTH SURVEYING" PER P.P. 2018-03
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "BARKER PLS 636" PER CAMBRIDGE MEADOWS PHASE II AND TIED IN P.P. 2018-03
- 5/8" IRON ROD PER MCSR 29840 AND TIED IN P.P. 2018-03
- 5/8" IRON ROD PER MCSR 29840 AND TIED IN P.P. 2018-03, N88°23'11"W 0.13' FROM CALCULATED CORNER
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "BARKER PLS 636" PER CAMBRIDGE MEADOWS PHASE V AND TIED IN P.P. 2018-03
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "BARKER PLS 636" PER CAMBRIDGE MEADOWS PHASE II AND TIED IN P.P. 2018-03
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER SKY MEADOW ESTATES, OFFSET 1.00 FOOT WESTERLY ON LOT LINE.

REFERENCE SURVEYS

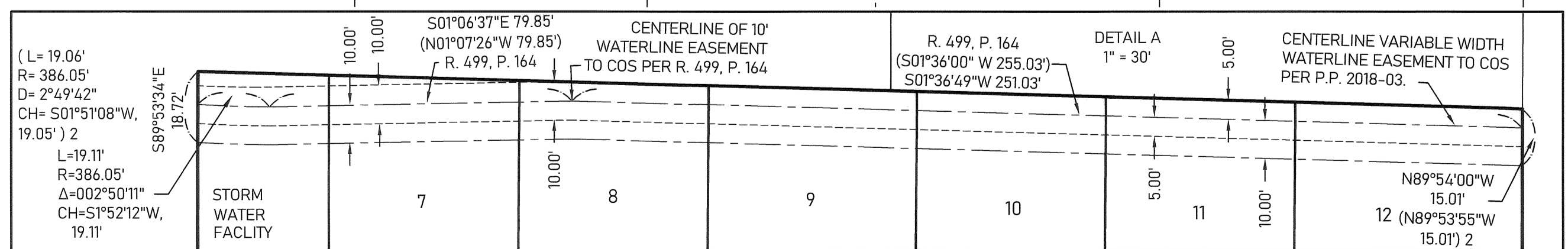
- MCSR 29840
- P.P. 2018-03
- CAMBRIDGE MEADOWS PHASE II, V. 38, P. 47, BOTP
- CAMBRIDGE MEADOWS PHASE V, V. 40, P. 105, BOTP
- SKY MEADOW ESTATES, V. H48, P. 89, BOTP



CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	20.00'	89°39'18"	31.30'	N45°16'21"E	28.20'
C2	25.00'	8°21'08"	3.64'	N3°43'53"W	3.64'
C3	25.00'	36°03'47"	15.74'	N25°56'20"W	15.48'
C4	45.00'	65°36'12"	51.52'	S11°10'08"E	48.76'
C5	45.00'	38°11'50"	30.00'	S40°43'53"W	29.45'
C6	45.00'	38°11'32"	30.00'	N78°55'34"E	29.44'
C7	45.00'	10°41'21"	8.40'	N87°19'21"W	8.38'
C8	45.00'	15°04'00"	11.83'	N74°26'40"W	11.80'
C9	45.00'	27°32'27"	21.63'	S68°12'26"E	21.42'
C10	45.00'	47°12'39"	37.08'	S30°49'54"E	36.04'
C11	45.00'	52°05'11"	40.91'	S18°49'01"W	39.51'
C12	25.00'	44°24'55"	19.38'	S22°39'09"W	18.90'
C13	20.00'	90°20'42"	31.54'	S44°43'39"E	28.37'



REGISTERED PROFESSIONAL LAND SURVEYOR
Robert D. Hamman
 OREGON
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS
 EXPIRES: 6-30-2023
 SHEET 1 OF 2



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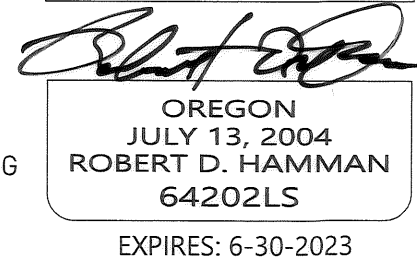
SURVEYOR'S CERTIFICATE

I, ROBERT D. HAMMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS WOODCREST ESTATES, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

PARCEL 2, PARTITION PLAT 2018-03, MARION COUNTY BOOK OF PARTITION PLATS AND VESTED IN REEL 4101, PAGE 482, MARION COUNTY DEED RECORDS IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, WITH A BASIS OF BEARING ALONG ITS SOUTH LINE, AN INITIAL POINT OF A 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "BARKER PLS 636" AT THE SOUTHEAST CORNER, AND AN AREA OF 1.91 ACRES, MORE OR LESS.


ROBERT D. HAMMAN PLS 64202LS

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2023

PER O.R.S. 92.070 (2), I HEREBY CERTIFY THAT THE REMAINING MONUMENTS WITHIN THIS SUBDIVISION WILL BE SET WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE PAVING OF 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 PARCEL 2, PARTITION PLAT 2018-03, VESTING DEED BEING REEL 4101, PAGE 482 MARION COUNTY DEED RECORDS, AS ALLOWED BY SUBDIVISION CASE NO. SUB19-01. THE BASIS OF BEARING IS BETWEEN MONUMENTS C AND G PER SKY MEADOW ESTATES.

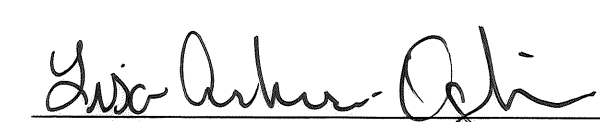
I HELD MONUMENTS A, B, C, AND G FOR THE BOUNDARY OF PARCEL 2, AS PREVIOUSLY HELD OR SET IN PARTITION PLAT 2018-03.

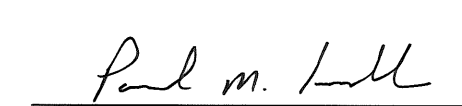
INTERNAL AND CENTERLINE MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS AND CENTERLINE MONUMENTS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN REEL _____, PAGE _____, OF THE MARION COUNTY DEED RECORDS.

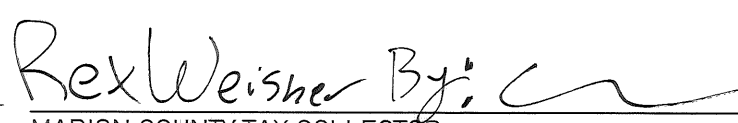
MARION COUNTY SURVEYOR DATE

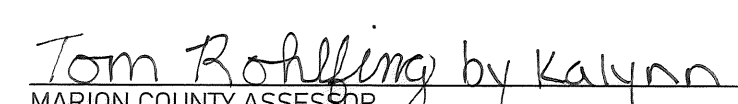
APPROVALS AND ACCEPTANCE OF DEDICATION


CITY OF SALEM PLANNING ADMINISTRATOR DATE 2/16/2022
SUBDIVISION CASE NO. SUB19-01


CITY OF SALEM SURVEYOR DATE 2/16/2022

ALL TAXES, FEES, ASSESSMENTS, AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH: DATE 30 June 2022


MARION COUNTY TAX COLLECTOR DATE 03/29/22


MARION COUNTY ASSESSOR DATE 03/29/22


CHAIRPERSON OR VICE-CHAIRPERSON DATE 3/29/22
MARION COUNTY BOARD OF COMMISSIONERS

PLAT NOTES

ALL EASEMENTS GRANTED OR CONVEYED TO THE CITY BY THIS PLAT ARE TO BE GOVERNED BY THE TERMS AND CONDITIONS FOUND IN SRC 205.080.

THE STORMWATER FACILITY SHALL BE CONVEYED TO THE CITY OF SALEM BY A SEPARATE INSTRUMENT.

MINOR PARTITION STREET IMPROVEMENT AGREEMENT RECORDED IN REEL 324, PAGE 863, MARION COUNTY DEED RECORDS.

CONSTRUCTION DEFERRAL AGREEMENT RECORDED IN REEL 4007, PAGE 480, MARION COUNTY DEED RECORDS.

IMPROVEMENT AGREEMENT RECORDED IN REEL 4531, PAGE 128, MARION COUNTY DEED RECORDS.

CONDITIONS OF APPROVAL RECORDED IN REEL ⁵4572, PAGE 54 MARION COUNTY DEED RECORDS.

STATE OF OREGON }
COUNTY OF MARION } S.S.

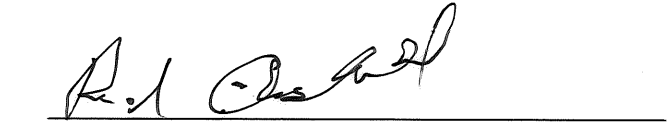
I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORDING ON THE 29 DAY OF March, 2022, AT 3:27 O'CLOCK pm AND RECORDED IN THE MARION COUNTY BOOK OF TOWN PLATS, VOLUME 148, PAGE 100 IT IS RECORDED IN THE MARION COUNTY DEED RECORDS IN REEL 41609 PAGE 186
BILL BURGESS, MARION COUNTY CLERK


BY: DEPUTY MARION COUNTY CLERK

DECLARATION

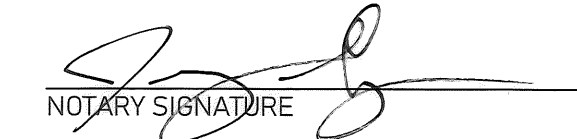
KNOW ALL MEN BY THESE PRESENTS THAT JOHN R. LONEY AND ROD ASHFORD, BEING THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE SAME INTO LOTS, STREETS AND THE STORMWATER FACILITY, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED THE NAME TO BE KNOWN AS WOODCREST ESTATES. WE HEREBY EXTINGUISH THAT PORTION OF THE PUE EASEMENT CREATED IN PARTITION PLAT 2018-03 ALONG BOONE ROAD LYING WITHIN THE BOUNDARIES OF THIS PLAT AND DEDICATE THE RIGHT OF WAY AND GRANT THE EASEMENTS AS SHOWN. WE HEREBY ACKNOWLEDGE THE PLAT NOTES HEREON.


JOHN R. LONEY


ROD ASHFORD

STATE OF OREGON }
COUNTY OF MARION } S.S. Feb
February

ON THIS 11 DAY OF Feb, 2022, JOHN R. LONEY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.


NOTARY SIGNATURE

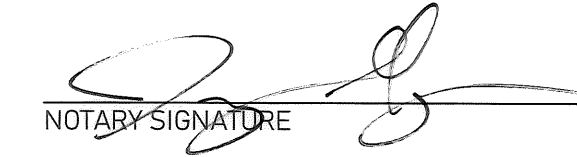
Jeremy Grenz
NOTARY PUBLIC - OREGON

COMMISSION NO. 982333

MY COMMISSION EXPIRES: January 6, 2023

STATE OF OREGON }
COUNTY OF MARION } S.S. Feb
February

ON THIS 11 DAY OF Feb, 2022, ROD ASHFORD, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.


NOTARY SIGNATURE

Jeremy Grenz
NOTARY PUBLIC - OREGON

COMMISSION NO. 982333

MY COMMISSION EXPIRES: January 6, 2023