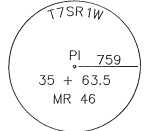
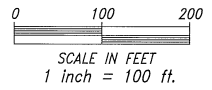
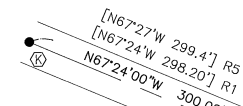


PARTITION PLAT No. 2017-28

LOCATED IN THE
NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 2,
TOWNSHIP 7 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN,
CITY OF SILVERTON, MARION COUNTY, OREGON



DETAIL NOT TO SCALE



462.65'
N00°51'27"E
INITIAL POINT
SW CORNER PARCEL 2 OF
PARTITION PLAT NO 2015-28
REEL 3710, PAGE 323, MCDR

BASIS OF BEARINGS
[S27°09'11"W 375.19'] R2
[N27°09'11"E 375.31'] R2
20' WIDE P.U.E.

PARCEL 1
2.29 Acres

PARCEL 2
2.29 Acres

10' WIDE
P.U.E.
CENTERLINE
OF A 25' WIDE
PRIVATE
ACCESS AND
PUBLIC
UTILITY
EASEMENT

S61°11'32"W
25.00'
S61°11'32"W
25.00'

VICTOR POINT RD. (MR 46)
N28°48'26"W 647.79'
N28°48'26"W 647.79'
N28°48'26"W 647.79'
N28°48'26"W 647.79'

SURVEY REFERENCES

- R1 Indicates record information from Marion County Survey 16881
- R2 Indicates record information from Marion County Survey 37220
- R3 Indicates record information from Marion County Survey 29369
- R4 Indicates record information from Marion County Survey 37994
- R5 Indicates record information from Marion County Survey 2265

MONUMENT DESCRIPTIONS

- Ⓐ 1/2" IP, BENT, TIED WHERE STRAIGHT, 6.65' N32°28'05"E [5.41' N32°36'20"E] R2 FROM R/W, SET IN R1
- Ⓑ 5/8" IR WITH 2" ALC MARKED "ORE 2130", SET IN R2, HELD
- Ⓒ 5/8" IR WITH 2" ALC MARKED "ORE 2130", SET IN R2
- Ⓓ 5/8" IR WITH 2" ALC MARKED "ORE 2130", SET IN R2 14.43' N46°48'12"W [14.38' N46°30'21"W] R4 FROM FOUND MONUMENT "E"
- Ⓔ 1/2" IP AT FENCE CORNER, UP 0.2', HELD, ORIGIN UNKNOWN
- Ⓕ 1/2" IP, 4.63' S58°13'57"E [S56°54'45"E 4.65'] R4, SET IN R3
- Ⓖ 1/2" IP, 0.50' S31°46'03"E FROM SET MONUMENT, [0.98' S05°53'14"E] R4, SET IN R3
- Ⓗ 1/2" IP, BENT, TIED WHERE IT GOES STRAIGHT, 5.37' N82°04'23"E FROM SET MONUMENT, SET IN R1
- Ⓘ 5/8" WITH YPC MARKED "TOWNSHIP SURVEYS", 0.49' N58°13'57"W, ORIGIN UNKNOWN
- Ⓚ 1/2" IP, DOWN 0.1', HELD, FOUND IN R3
- Ⓛ 3" BRASS DISC IN MONUMENT BOX, DOWN 0.6', FOUND IN R3
- Ⓜ 3" BRASS DISC IN MONUMENT BOX, DOWN 0.6', FOUND IN R3

NOTES

1. All monuments found were erect, in good condition and useable and flush with the ground unless otherwise noted.
2. C - Center Line.
3. R/W - Right-of-way
4. ALC - Aluminum Cap

LINE	BEARING	DISTANCE
L1	S65°21'32"W	19.50'
L2	N14°00'29"W	117.47'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	452.46'	20.72'	20.71'	S27°29'47"E	2°37'24"
C2	229.63'	85.87'	85.37'	N20°59'16"W	21°25'27"
C3	229.63'	143.07'	140.77'	N49°33'02"W	35°41'56"
C4	204.63'	204.02'	195.67'	S38°50'14"E	57°07'32"
C5	477.46'	154.44'	153.77'	S19°32'28"E	18°32'00"
C6	50.00'	69.26'	63.85'	S25°40'32"W	79°22'01"
C7	452.46'	65.15'	65.10'	S22°01'34"E	8°15'02"
C8	452.46'	60.22'	60.18'	N14°05'16"W	7°37'35"
C9	452.46'	125.38'	124.98'	N18°12'47"W	15°52'37"

"This map does not guarantee that any particular use may be made of the property illustrated herein. Parties should check with the City or County planning department to verify approved uses."

DRAWING NO.: 16049 DATE: DEC. 1, 2016	PREPARED FOR AND AT THE REQUEST OF RUBY PRICE	JOB NO. 16-049 SCALE 1"=100' CHECKED BY: JEP DRAWN BY: JEP
REGISTERED PROFESSIONAL LAND SURVEYOR <i>Ruby Price</i> OREGON JAN 10, 2008 TROY E. PETERSEN 61408 EXPIRES: 12/31/17	LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS. LOCATION: A TRACT OF LAND IN THE THE NW & SW 1/4 OF SEC. 2, T. 7 S., R. 1 W., W.M. MARION COUNTY, OREGON	GENERAL LEGEND: IR=IRON ROD IP=IRON PIPE YPC=YELLOW PLASTIC CAP ()=COMPUTED COURSE ()=DEED RECORD []=SURVEY RECORD ●=MONUMENT FOUND ○ 5/8"x30" IR SET WITH YPC MARKED "PETERSEN PLS 61408"
LAND MARKERS SURVEYING 4068 HUDSON AVE NE SALEM, OREGON 97301 PHONE 581-0911		

PARTITION PLAT No. 2017-28

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SILVERTON, MARION COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, Troy E. Petersen, being a Professional Land Surveyor in the State of Oregon, do hereby certify that I have surveyed and marked with proper monuments the land shown in the partition plat hereon, the exterior boundary thereof being described as follows:

Beginning at the initial point of this Partition Plat, said point being a 5/8" iron rod at the most Northerly corner of that tract of land described as exhibit "C" in Reel 3323, Page 344, Marion County Deed Records; thence South 34°26'55" East 344.10 feet; thence South 31°46'03" West 750.67 feet to a point on the Easterly right-of-way of Victor Point Road, said point being on the arc of an 452.46 foot radius curve to the right; thence along the arc of said curve a distance of 125.38 feet, the long chord of which bears North 18°12'47" West 124.98 feet, to the end of said curve; thence North 10°16'28" West along said Easterly right-of-way, 185.19 feet to the beginning of a 229.63 foot radius curve to the left; thence along the arc of said curve a distance of 85.87 feet, the long chord of which bears North 20°59'16" West 85.37 feet to the West line of that tract of land described as exhibit "C" in Reel 3323, Page 344, Marion County Deed Records; thence North 32°28'05" East, 245.80 feet; thence North 27°09'11" East 375.31 feet to the point of beginning and containing 4.58 acres of land, more or less.

LAND MARKERS SURVEYING

Troy Petersen
Troy E. Petersen
Oregon Registered Land Surveyor No. 61408

NARRATIVE

The purpose of this survey was to partition that tract of land described in Reel 3323, Page 344, Marion County Deed Records as approved by the City of Silverton in Notice of Decision for Partition Case Number PA16-03. The Basis of Bearings is between found monuments "B" and "C" as shown on Marion County Survey 37220. Found monuments "L" and "J" were held for the Westerly right-of-way of Victor Point Rd. and were then offset 25' to establish the centerline. Record curve data from Marion County Survey 2285 was held for curve 5 and the tangent out of said curve. The record bearing going Southeasterly from found monument "K" as shown on Marion County Survey 16881 and record curve data for curve 4 and the previously established tangent were used to establish curve 4. Found monuments "C", "B", and "A" were held for the Northwest line and intersected with the right-of-way of Victor Point Rd. Found monuments "C" and "E" were held for the Northeasterly line. I spoke to James Gerrard, who did Marion County Survey 37220 and he said he did not find found monument "E" when he did his survey and agreed it should be held for the property line. Found monuments "E" and "G" were held for the Southeasterly line and intersected with the Easterly right-of-way of Victor Point Rd. The new parcel lines were then established at my clients design.

EQUIPMENT AND PROCEDURE

A LEICA TCR405 Electronic Total Station Survey System and a Carlson Survey Data Collector with supplemental hand-written field survey notes were used in this survey.

DECLARATION

Know all men by these presents that Ruby F. Price, trustee, or her successors in trust, under the Dale E. Price Family Trust, created by the Dale E. Price Living Trust, dated June 19, 2008, as to an undivided one-half interest; and Ruby F. Price, Surviving Trustee, or her successors in trust, under the Ruby F. Price Living Trust, dated June 19, 2008, and any amendments thereto, as to undivided one-half interest, being the owners of the land described in the Surveyor's Certificate hereon, and desiring to dispose of the same into parcels, have caused the same to be partitioned and surveyed, as shown on the attached map. We hereby grant the private access and public utility easement for the benefit of Parcel 1 as shown hereon.

Ruby F. Price, Trustee, Dale E. Price Family Trust
3-29-2017
Ruby F. Price, Trustee, Ruby F. Price Living Trust
3-29-2017

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF MARION } SS

On this 29th day of March, 2017, the within named RUBY F. PRICE, personally appeared before me and who personally acknowledged to me that she executed the same freely and voluntarily for the use and purpose therein named without fear of compulsion from anyone.

Nancy Sue Willett
Notary Signat@re

Nancy Sue Willett
Notary Public for Oregon

Commission No. 931717

My Commission Expires: Sept. 7, 2018

APPROVALS:

Jason Rottetren
Community Development Director, City of Silverton, Partition Case No. 16-03
May 17, 2017
Date

Christen Sax
City of Silverton Engineer
5/17/19
Date

Tom Rohlfing By: Ruby Price
Marion County Assessor
5/25/17
Date

Mark Riggiani
Marion County Surveyor
5/24/2017
Date

Taxes and assessments on the above-described property have been paid in full to: 6-30-2017

Rex Weisner By: CU
Marion County Tax Collector
5/25/17
Date

RECORDING CERTIFICATION

STATE OF OREGON }
COUNTY OF MARION } SS

I do hereby certify that the attached Partition Plat No. 2017-28 was received for recording on the 30th day of May, 2017, at 9:06 o'clock A.M. and recorded in Book of Partition Plats. It is also recorded in the Marion County Deed Records as Reel 3950, Page 61.

Bill Burgess; Marion County Clerk

Chen Way
By: Deputy County Clerk

Table with recording details including Drawing No. 16049, Date Dec 1, 2016, Prepared for Ruby Price, and Job No. 16-049. Includes a signature block for Troy E. Petersen and a legend for symbols used in the survey.