

PARTITION PLAT No. 2024-60

A REPLAT OF PARCEL 2, PARTITION PLAT 2001-59

REEL 1799, PG 325, MCDR

LOCATED IN THE

NORTHEAST QUARTER OF SECTION 2,

TOWNSHIP 8 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN,

MARION COUNTY, OREGON

MARION COUNTY PLANNING CASE NO. 23-026

0 50 100
SCALE IN FEET
1 inch = 50 ft.

NARRATIVE

See page 2.

SURVEY AND DEED REFERENCES

R1 Indicates record information from Partition Plat 2001-59, as recorded in Reel 1799, Page 325, MCDR.

R2 Indicates record information from MCSR 39832.

D1 Indicates record information from Reel 1841, Page 175, MCDR.

NOTES

1. All monuments found were erect, in good condition and useable and flush with the ground unless otherwise noted.
2. MCSR - Marion County Survey Record
3. MCDR - Marion County Deed Records
4. -X- Existing Fence

MONUMENT DESCRIPTIONS

- (A) 3/4" IP WITH YPC MARKED "JC DOTY LS 1029", UP 1.3', SET IN R1
 (B) 5/8" IR WITH YPC MARKED "PETERSEN PLS 61408", SET IN R2
 (C) 3/4" IP WITH YPC MARKED "JC DOTY LS 1029", UP 0.8', SET IN R1
 (D) 3/4" IP WITH YPC MARKED "JC DOTY LS 1029", UP 0.3', SET IN R1
 (E) 3/4" IP WITH YPC MARKED "JC DOTY LS 1029", UP 0.5', LOOSE AND LEANING WESTERLY, SET IN R1
 (F) 3/4" IP WITH YPC MARKED "JC DOTY LS 1029", UP 1.2', SET IN R1
 (G) 3/4" IP WITH YPC MARKED "JC DOTY LS 1029", UP 0.9', SET IN R1
 (H) 3/4" IP WITH YPC MARKED "JC DOTY LS 1029", UP 0.6', SET IN R1
 (I) 3/4" IP WITH YPC MARKED "JC DOTY LS 1029", UP 0.2', SET IN R1
 (J) 3/4" IP WITH YPC MARKED "JC DOTY LS 1029", UP 0.5', SET IN R1
 (K) 3/4" IP WITH YPC MARKED "JC DOTY LS 1029", SET IN R1
 (L) 3/4" IP WITH YPC MARKED "JC DOTY LS 1029", DOWN 0.1', SET IN R1
 (M) BENT 3/4" IP, LEANING EASTERLY, SET IN R1
 (N) 3/4" IP, SET IN R1
 (O) 5/8" IR WITH YPC MARKED "PETERSEN PLS 61408", SET IN R2
 (P) 5/8" IR WITH YPC MARKED "PETERSEN PLS 61408", UP 0.1', SET IN R2

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	RECORD
C1	2321.88'	30.41'	30.41'	S31°54'07"W	0°45'01"	
NON-TANGENT	2321.88'	30.39'	30.40'	N31°30'40"E	0°45'00"	R1
	2321.88'	30.38'	30.38'	S31°51'09"W	0°44'59"	R2
C2	1176.01'	30.76'	30.76'	S30°10'22"W	1°29'55"	
NON-TANGENT	1176.01'	30.79'	30.79'	S30°23'10"W	1°30'00"	R1
	1176.01'	30.80'	30.79'	S30°09'00"W	1°30'01"	R2
C3	794.08'	31.14'	31.14'	S28°28'31"W	2°14'50"	
NON-TANGENT	794.08'	31.18'	31.18'	S28°30'40"W	2°15'00"	R1
	794.08'	31.17'	31.16'	S28°28'14"W	2°14'55"	R2
NON-TANGENT	603.69'	9.42'	9.42'	S26°56'20"W	0°53'40"	R1
	603.69'	9.32'	9.32'	S27°03'28"W	0°53'05"	R2

EASEMENT NOTES

1. AN EASEMENT DESCRIBED IN VOLUME 100, PAGE 386 FOR ROADWAY CAN NOT BE ACCURATELY LOCATED.
2. A 10 FOOT WIDE EASEMENT FOR PORTLAND GENERAL ELECTRIC COMPANY DESCRIBED IN REEL 447, PAGE 652 CANNOT BE ACCURATELY LOCATED.
3. A 10 FOOT WIDE EASEMENT DESCRIBED IN VOLUME 559, PAGE 553 CANNOT BE ACCURATELY LOCATED.
4. A 10 FOOT WIDE EASEMENT WITH SKETCH SHOWN IN REEL 1809, PAGE 478 COULD NOT BE ACCURATELY LOCATED.

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

DRAWING NO.: 23131

DATE: MARCH 5, 2024

REGISTERED
PROFESSIONAL
LAND SURVEYORTROY E. PETERSEN
61408

EXPIRES: 12/31/24

NE 1/4 OF SEC. 2,
T. 8 S., R. 2 W., W.M.
MARION COUNTY, OREGON

LAND MARKERS SURVEYING

4068 HUDSON AVE NE
SALEM, OREGON 97301

PHONE 581-0911

PREPARED FOR AND AT
THE REQUEST OF

JOHN HATCH

LIABILITY FOR THIS SURVEY IS
EXPRESSLY LIMITED TO SAID
PERSON OR PERSONS.

LOCATION:

NE 1/4 OF SEC. 2,
T. 8 S., R. 2 W., W.M.
MARION COUNTY, OREGON

LAND MARKERS SURVEYING

4068 HUDSON AVE NE
SALEM, OREGON 97301

PHONE 581-0911

PHONE 581-0911

JOB NO.: 23-131

SCALE: 1"=50'

CHECKED BY: JEP

DRAWN BY: CMH

GENERAL LEGEND:

IR=IRON ROD

IP=IRON PIPE

YPC=YELLOW PLASTIC

CAP

C=CALCULATED

()=DEED RECORD

[]=SURVEY RECORD

● MONUMENT FOUND

○ 5/8"x30" IR SET

WITH YPC MARKED

"PETERSEN PLS 61408"

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 REEL 1799, PG 325, MCDR
 LOCATED IN THE
 NORTHEAST QUARTER OF SECTION 2,
 TOWNSHIP 8 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN,
 MARION COUNTY, OREGON
 MARION COUNTY PLANNING CASE NO. 23-026

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:

Parcel 2 of Partition Plat 2001-59, as recorded in Reel 1799, Page 325, Marion County Deed Records and containing 3.42 acres, more or less. The Initial Point being a 3/4 inch iron pipe with a yellow plastic cap marked "JC DOTY LS 1029" at the Southwest corner of said Parcel 2.

LAND MARKERS SURVEYING

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

DECLARATION

Know all men by these presents that John S. Hatch and Susan L. Hatch, Trustee of the John and Susan Hatch Trust, 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.

John S. Hatch 8/19/24
 John S. Hatch Date

Susan L. Hatch 8/19/2024
 Susan L. Hatch Date

ACKNOWLEDGMENT

STATE OF OREGON } SS
 COUNTY OF MARION }

On this 19 day of Aug., 2024, the within named JOHN S. HATCH personally appeared before me and who personally acknowledged to me that he executed the same freely and voluntarily for the use and purpose therein named without fear of compulsion from anyone.

Marcie L. Charles
 Notary Signature

Marcie L. Charles
 Notary Public - Oregon (Print Name)

Commission No. 1018827

My Commission Expires: 11-15-2025

ACKNOWLEDGMENT

STATE OF OREGON } SS
 COUNTY OF MARION }

On this 19 day of Aug., 2024, the within named SUSAN L. HATCH 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.

Marcie L. Charles
 Notary Signature

Marcie L. Charles
 Notary Public - Oregon (Print Name)

Commission No. 1018827

My Commission Expires: 11-15-2025

APPROVALS:

Brenda Rich 8-28-24
 Marion County Planning Director Date
 PAR Case No. 23-026

Mark 10-31-24
 Marion County Surveyor Date

Tom Anthony by Kathy 11/19/2024
 Marion County Assessor Date

Taxes and assessments on the above-described property have been paid in full to: June 30, 2025

Natasha McKay by Debra Ray 11/18/2024
 Marion County Tax Collector Date

RECORDING CERTIFICATION

STATE OF OREGON } SS
 COUNTY OF MARION }

I do hereby certify that the attached Partition Plat No. 2024-60 was received for recording on the 19 day of November, 2024 at 11:41 o'clock A. M. and recorded in Book of Partition Plats. It is also recorded in the Marion County Deed Records as Instrument No. 2024-035961

Bill Burgess; Marion County Clerk

DBB
 By: Deputy County Clerk

NARRATIVE

The purpose of this survey is to replat Parcel 2 of Partition Plat Number 2001-59 as recorded in Reel 1799, Page 325, Marion County Deed Records as approved by Marion County Notice of Decision for Partition Case Number 23-026. The Basis of Bearings is the North line of the subject property as established by found monuments "A" and "C" as shown on said partition Plat. Found monuments from said partition plat and Marion County Survey Record 39832 were held for the boundary as shown hereon. The parcel lines were then set at my client's design.

EQUIPMENT AND PROCEDURE

A LEICA TS12 Electronic Total Station Survey System and a Carlson Survey Data Collector with supplemental hand-written field survey notes were used in this survey.

DRAWING NO.: 23131 DATE: MARCH 5, 2024	PREPARED FOR AND AT THE REQUEST OF JOHN HATCH	JOB NO. 23-131 SCALE 1"=50' CHECKED BY: JEP DRAWN BY: CMH
REGISTERED PROFESSIONAL LAND SURVEYOR TROY E. PETERSEN JAN 10, 2008 61408 EXPIRES: 12/31/24	LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS. LOCATION: NE 1/4 OF SEC. 2, T. 8 S., R. 2 W., W.M. MARION COUNTY, OREGON	GENERAL LEGEND: IR=IRON ROD IP=IRON PIPE YPC=YELLOW PLASTIC CAP C=CALCULATED ()=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		