

SURVEYOR'S CERTIFICATE

I, COREY M. WOODRUFF, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED HEREON AND HAVE SET A PROPER MONUMENT INDICATING THE INITIAL POINT OF BEGINNING AND HAVE INDICATED THE DIMENSIONS AND TYPE OF MONUMENTS SET IN ACCORDANCE WITH ORS 92.060(1); I DESCRIBE THE LAND HEREBY PARTITIONED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "STUNTZNER ENG." ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF OREGON STATE HIGHWAY NO. 47, SAID IRON ROD BEARING NORTH 00°23'40" EAST 201.00 FEET & NORTH 89°36'20" WEST 30.00 FEET FROM A 2" BRASS DISK MARKING THE 1/4 CORNER COMMON TO SECTION 36, TOWNSHIP 2 NORTH, RANGE 4 WEST AND SECTION 31, TOWNSHIP 2 NORTH, RANGE 3 WEST, W.M., WASHINGTON COUNTY, OREGON, THENCE NORTH 89°36'20" WEST 154.50 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "STUNTZNER ENG."; THENCE SOUTH 00°23'49" WEST 114.07 FEET A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "STUNTZNER ENG."; THENCE SOUTH 89°36'20" EAST 154.50 FEET TO A 5/8" IRON ROD ON SAID RIGHT-OF-WAY BOUNDARY; THENCE SOUTH 89°36'20" EAST 30.00 FEET TO THE TOWNSHIP LINE, ALSO BEING THE CENTERLINE OF SAID HIGHWAY; THENCE NORTH 00°23'40" EAST 114.07 FEET ALONG SAID TOWNSHIP LINE AND HIGHWAY CENTERLINE; THENCE NORTH 89°36'20" WEST 30.00 FEET TO THE INITIAL POINT.

CONTAINING 0.48 ACRES, MORE OR LESS.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT FRANK SCOTT BAILEY AND JENNIFER ANNE BAILEY, ARE THE OWNERS OF THE LANDS REPRESENTED ON THIS PLAT AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92:

BY: _____
FRANK SCOTT BAILEY

BY: _____
JENNIFER ANNE BAILEY

WASHINGTON COUNTY APPROVALS

APPROVED THIS _____ DAY OF _____, 20____.
WASHINGTON COUNTY SURVEYOR

BY: _____

APPROVED THIS _____ DAY OF _____, 20____.
DIRECTOR, DEPARTMENT OF LAND USE AND TRANSPORTATION

BY: _____

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. AND RECORDED IN THE COUNTY CLERK RECORDS.

DEPUTY COUNTY CLERK

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID AS OF THIS _____ DAY OF _____, 20____.

DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)

BY: _____
DEPUTY

NOTES

1. THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL PER CITY OF BANKS NOTICE OF DECISION DATED SEPTEMBER 27, 2023.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PARCEL DESCRIBED IN DOCUMENT NO. 2017-020994, RECORDS OF WASHINGTON COUNTY, OREGON.

THE CENTERLINE OF STATE HIGHWAY NO. 47 WAS CONTROLLED BY THE FOUND MONUMENTS AT THE NORTHEAST CORNER OF SECTION 36 AND EAST 1/4 CORNER OF SECTION 36.

THE WEST BOUNDARY OF THE PARCEL WAS CONTROLLED BY THE FOUND IRON ROD PER SN 30,865 (MONUMENT "A") AND THE FOUND IRON ROD THAT IS SHOWN PER SN 6298 (MONUMENT "B"). SN 30,865 INDICATES FINDING A 1/2" IRON PIPE AT THE LOCATION OF MONUMENT "B", BUT WE FOUND IT TO BE AN IRON ROD, WHICH IS CONSISTENT WITH BOTH SN 9364 AND SN 31,963.

THE NORTHEAST CORNER OF THE PARCEL WAS SET AT THE RECORD DEED DISTANCE OF 201 FEET FROM THE 1/4 CORNER AS DESCRIBED PER DOCUMENT 2017-020994 AND DOCUMENT 2020-004177.

THE NORTHWEST CORNER OF THE PARCEL WAS LOCATED BY RUNNING FROM SAID NORTHEAST CORNER ON A LINE PERPENDICULAR TO THE CENTERLINE OF SAID HIGHWAY TO ITS INTERSECTION WITH LINE "A" - "B".

THE SOUTHWEST CORNER OF THE PARCEL WAS LOCATED BY RUNNING FROM THE FOUND 5/8" IRON ROD PER SN 16,248 ON A LINE PERPENDICULAR TO THE CENTERLINE OF THE HIGHWAY TO ITS INTERSECTION WITH LINE "A" - "B".

ASSISTING IN THIS SURVEY WAS JOHN HOSHALL.

PARTITION PLAT

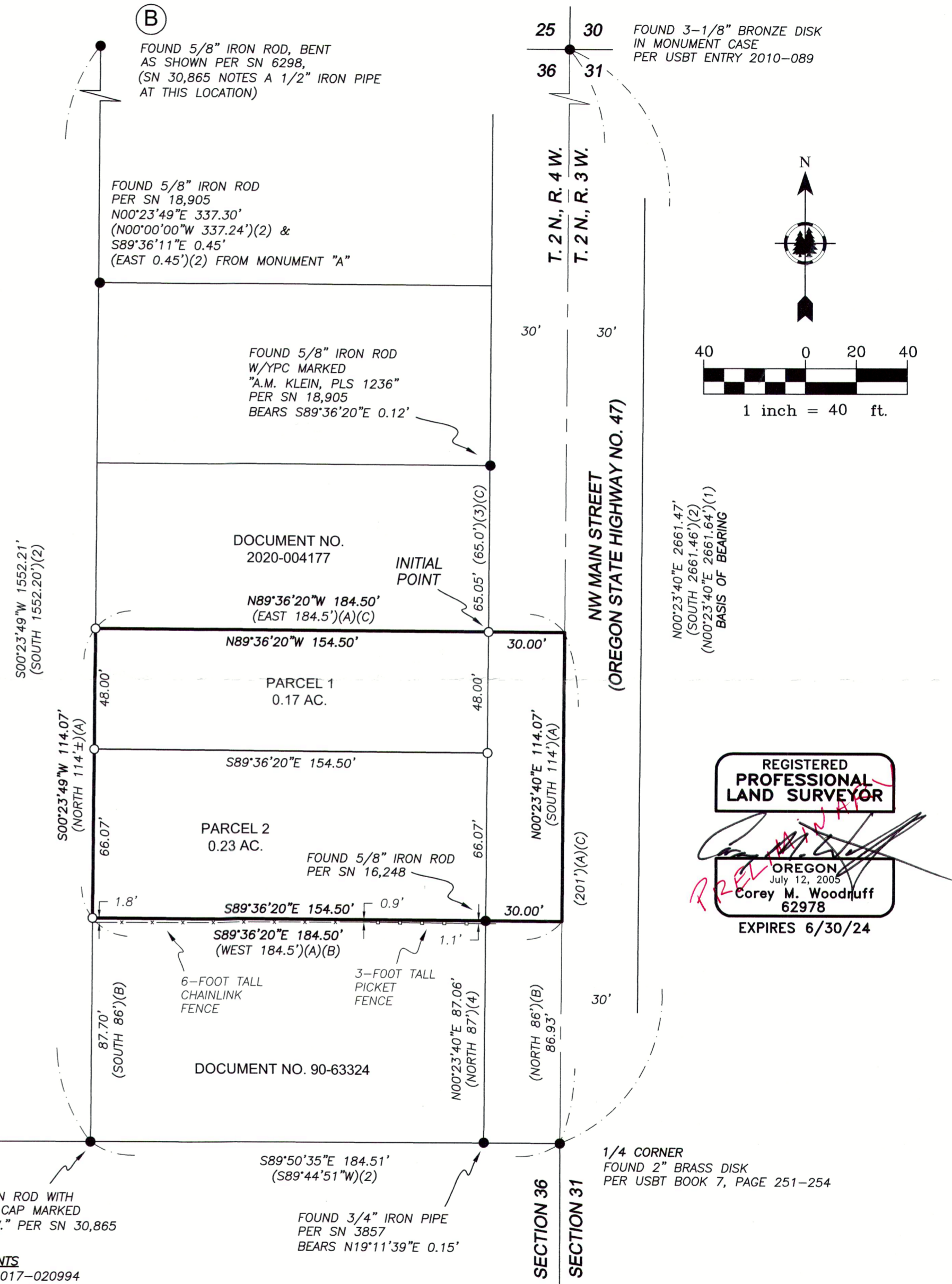
LOCATED IN THE NORTHWEST 1/4 OF SECTION 31,
TOWNSHIP 2 NORTH, RANGE 3 WEST, W.M.
WASHINGTON COUNTY, OREGON

PARTITION PLAT NO. _____

RECORDED AS DOCUMENT NO. _____

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"X30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "STUNTZNER ENG."
- () RECORD DIMENSION
- SN WASHINGTON COUNTY SURVEY RECORD NUMBER
- YPC YELLOW PLASTIC CAP



ACKNOWLEDGEMENT

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____ BY FRANK SCOTT BAILEY.

NOTARY SIGNATURE _____

NOTARY PUBLIC - OREGON

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____ BY JENNIFER ANNE BAILEY.

NOTARY SIGNATURE _____

NOTARY PUBLIC - OREGON

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

CITY OF BANKS APPROVAL

APPROVED THIS _____ DAY OF _____, 20____.
CITY OF BANKS, PLANNING DIVISION

BY: _____

(A) FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "ALPHA COM. DEV." PER SN 30,865

(B) FOUND 5/8" IRON ROD PER SN 16,248

(C) FOUND 5/8" IRON ROD BENT AS SHOWN PER SN 6298, (SN 30,865 NOTES A 1/2" IRON PIPE AT THIS LOCATION)

(D) FOUND 3/4" IRON PIPE PER SN 3857 BEARS N19°11'39"E 0.15'

REFERENCE DOCUMENTS

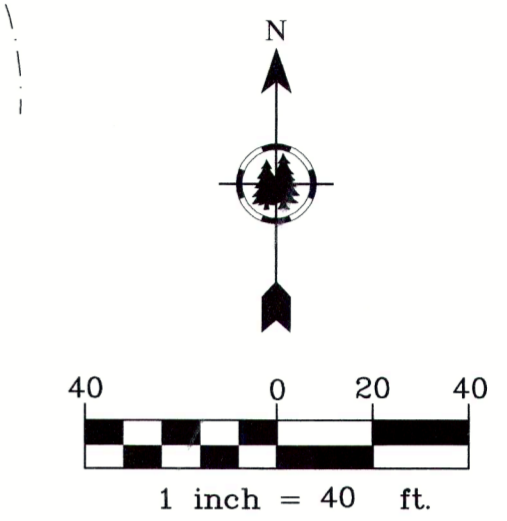
- A) DOCUMENT NO. 2017-020994
- B) DOCUMENT NO. 90-63324
- C) DOCUMENT NO. 2020-004177
- D) DOCUMENT NO. 2017-002188

BASIS OF BEARING

NORTH 00°23'40" EAST ALONG THE TOWNSHIP LINE AS SHOWN PER USBT BOOK 7, PAGES 251-254

REFERENCE SURVEYS

- 1) USBT BOOK 7, PAGES 251-254 BY R.L. MEACHEM, OCTOBER 1992
- 2) SN 30,865 BY S.DAVIS III, OCTOBER 2007
- 3) SN 18,905 BY A.M.KLEIN, MAY 1980
- 4) SN 16,248 BY V.BROADWATER, MAY 1976



N00°23'40"E 2661.47'
(SOUTH 2661.46')(2)
(N00°23'40"E 2661.64')(1)
BASIS OF BEARING

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
July 12, 2005
Corey M. Woodruff
62978
EXPIRES 6/30/24

Stuntzner Engineering & Forestry, LLC

2318-B PACIFIC AVE. PHONE: (503) 357-5717
FOREST GROVE, OREGON 97116 FAX: (503) 357-6898
www.stuntzner.com
Engineering - Land Surveying - Forestry - Land Planning - Water Rights

JOB #: 323019	PREPARED FOR: JENNIFER & SCOTT BAILEY
DATE: 4-12-24	FOR: 45975 NW LEVI WHITE RD. BANKS, OR 97106
DRAWN BY: CMW	CHECKED BY: JMH
FILE NAME: Bailey Partition_b.dwg	SHEET 1 OF 1