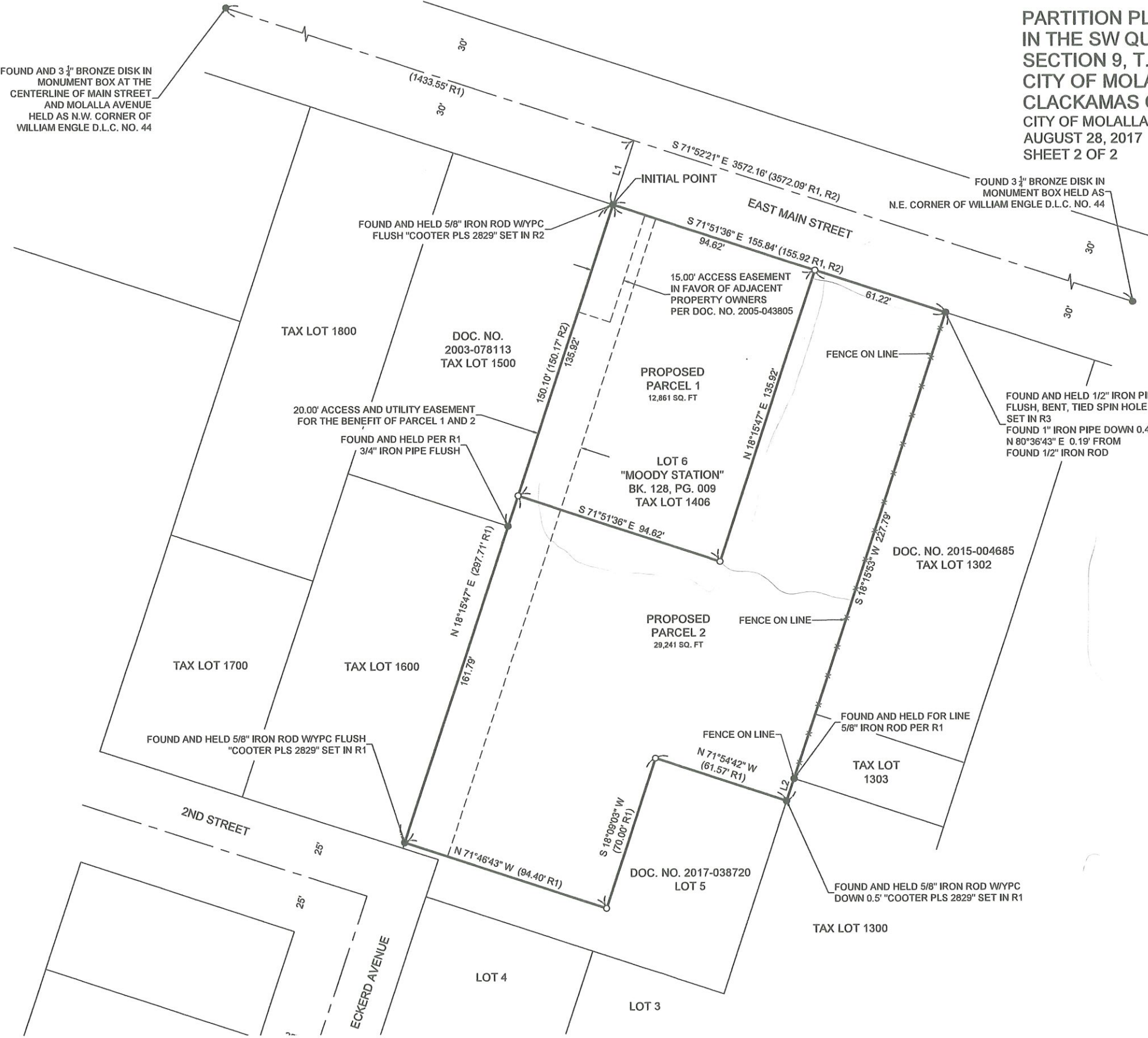


PARTITION PLAT No. 2017 - _____
 IN THE SW QUARTER OF
 SECTION 9, T. 5 S., R. 2 E., W.M.,
 CITY OF MOLALLA,
 CLACKAMAS COUNTY, OREGON
 CITY OF MOLALLA PLANNING FILE No.XXXX
 AUGUST 28, 2017
 SHEET 2 OF 2

FOUND AND 3/4" BRONZE DISK IN
 MONUMENT BOX AT THE
 CENTERLINE OF MAIN STREET
 AND MOLALLA AVENUE
 HELD AS N.W. CORNER OF
 WILLIAM ENGLE D.L.C. NO. 44

FOUND 3/4" BRONZE DISK IN
 MONUMENT BOX HELD AS
 N.E. CORNER OF WILLIAM ENGLE D.L.C. NO. 44



LEGEND:

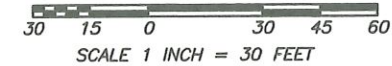
- MONUMENT FOUND AS NOTED
- SET 5/8" IRON ROD W/YPC "AG GEO NW LLC" SET ON SEPT. 28, 2017
- IR IRON ROD
- YPC YELLOW PLASTIC CAP
- SN SURVEY NUMBER
- P.P. PARTITION PLAT
- () RECORD DATA
- R1 SURVEY REFERENCE
- DOC. NO. DOCUMENT NUMBER
- X-X- FENCE
- - - CENTERLINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 18°15'47" E	30.02'
L2	N 18°15'53" E	10.38'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JAN. 16, 1996
 TONY J. BROOKS
 2736

RENEWAL: 12/31/17
 SIGNED: _____



Ag Geospatial NW
 Ag spatial Data Management
 Land Surveying & GIS

30532 S McCann Road, Molalla, OR 97038
 503-329-9008 cell/text
 info@AgGeoNW.com www.AGeoNW.com

SURVEYOR CERTIFICATE:

I, TONY J. BROOKS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 1 AND 2 AS SHOWN ON THE ATTACHED PARTITION MAP.

A TRACT OF LAND BEING LOT 6 OF MOODY STATION SUBDIVISION PLAT RECORDED IN BOOK 128, PAGE 009 OF CLACKAMAS COUNTY PLAT RECORDS AND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MOLALLA, CLACKAMAS COUNTY, OREGON, THE SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, THE SAID POINT BEING A FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COOTER PLS 2829" MARKING THE NORTHWEST CORNER OF LOT 10 OF SAID PLAT; THENCE S 71°51'36" E, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 155.84 TO 1" GALVANIZED IRON PIPE MARKING THE NORTHEAST CORNER OF SAID LOT 10; THENCE S 18°15'53" W, ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 227.79 FEET FOOT TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE N 71°54'42" W, ALONG THE EASTERLY SOUTH LINE OF SAID LOT 10, A DISTANCE OF 61.57 FEET TO A SET 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "AG GEO NW LLC" AND ANGLE POINT ON SAID SOUTH LINE; THENCE S 18°09'03" W, ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO A SET 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "AG GEO NW LLC" AND ANGLE POINT ON SAID SOUTH LINE; THENCE N 71°46'43" W, ALONG SAID SOUTH LINE, A DISTANCE OF 94.40 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COOTER PLS 2829" MARKING THE SOUTHWEST CORNER OF LOT 10; THENCE N 18°15'47" E, ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 297.71 FEET TO THE INITIAL POINT.

CONTAINING AN AREA OF 42,102 SQAURE FEET OR 0.97 ACRES, MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT NATHAN B. SMITH AND CHARLEAN L. SMITH, ARE THE OWNERS OF THE LAND REPRESENTED ON THE ATTACHED MAP AND DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92 AS SHOW ON THE ATTACHED MAP WITH EASEMENTS AND RESTRICTIONS AS SHOWN OR NOTED. THE DECLARANT MAKES NO CLAIM TO PROPERTY LYING BEYOND THE PLAT BOUNDARY AS MONUMENTED AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

BY: _____ BY: _____
NATHAN B. SMITH CHARLEAN L. SMITH

STATE OF OREGON }
} SS
COUNTY OF CLACKAMAS }

KNOW ALL PEOPLE BY THESE PRESENT BEFORE ME, A NOTARY IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NATHAN B. SMITH, WHO BEING FIRST DULY SWORN DID SAY HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING DECLARATION AND THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY.

BY: _____ COMMISSION NO. _____
NOTARY SIGNATURE

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC-OREGON

STATE OF OREGON }
} SS
COUNTY OF CLACKAMAS }

KNOW ALL PEOPLE BY THESE PRESENT BEFORE ME, A NOTARY IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED CHARLEAN L. SMITH, WHO BEING FIRST DULY SWORN DID SAY HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING DECLARATION AND THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY.

BY: _____ COMMISSION NO. _____
NOTARY SIGNATURE

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC-OREGON

RESEARCH:

- 1. MOODY STATION SUBDIVISION PLAT BOOK 128, PAGE 009
- 2. SN 2004-339 BY SCOTT S. COOTER
- 3. SN 11700 BY KENNETH W. CLARK
- 4. SN 2008-213 BY MARK J. MAYER

REFERENCE DEEDS OF SITE:
D1 - DOC NO. 2004-056951 SMITH

REFERENCE DEEDS OF ADJOINERS:
D2 - DOC. NO. 2015-004685 SMITH
D3 - DOC. NO. 2017-038720 VANMETER AND GENTLE
D4 - DOC. NO. 2003-078113 ELLIS
D5 - DOC. NO. 2007-013541 HUIRAS

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION SUBJECT LOT 6 OF MOODY STATION SUBDIVISION INTO TWO PARCELS AS APPROVED BY CITY OF MOLALLA PLANNING PER _____. THE SUBJECT LOT WAS CONVEYED TO NATHAN B. AND CHARLEAN L. SMITH BY _____ DEED RECORDED AS DOCUMENT NO. _____, DEED RECORDS OF CLACKAMAS COUNTY. SAID LOT WAS CREATED IN "MOODY STATION" SUBDIVISION AS RECORDED IN BOOK 128, PAGE 009 FEBRUARY 15, 2005 CLACKMAS COUNTY PLAT RECORDS. MONUMENTS DEFINING SAID LOT WERE FOUND AND HELD AS NOTED PER SAID PLAT AND EXTERIOR BOUNDARY SURVEY SN 2004-339, BOTH BY SCOTT COOTER OF CKI, INC.

WEST LINE:

THE WEST LINE WAS HELD PER TWO FOUND 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "COOTER PLS 2829" AS SET IN SAID PLAT FOR THE SOUTHWEST CORNER AND AS SET IN SN 2004-339 FOR THE NORTHEAST CORNER.

NORTH LINE:

THE NORTH LINE WAS HELD PER ABOVE NOTED MONUMENT AT NORTHWEST CORNER AND A FOUND 1" GALVANIZED IRON PIPE AT THE NORTHEAST CORNER AS SET BY SN 11700 BY KENNETH CLARK IN 1973. AS NOTED IN SAID SURVEYS A 1/2" IRON ROD OF UNKNOWN ORIGIN WAS FOUND NORTHWEST 0.2' OF 1" IRON PIPE.

EAST LINE:

THE EAST LINE OF HELD PER ABOVE NOTED MONUMENT AT NORTHWEST CORNER AND A FOUND 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "COOTER PLS 2829" AS SET IN SAID PLAT FOR THE SOUTHEAST CORNER OF SAID LOT.

SOUTH LINE:

THE SOUTH LINE OF SAID LOT ADJOINING THE NORTH LINE OF LOT 5 MONUMENTS WERE NOT FOUND. WE LOOKED AT A COUPLE OF OPTIONS FOR RESETTING THESE MONUMENTS. FIRST, WE LOOKED AT HOLDING RECORDS ANGLES STARTING AT THE WEST AND WORKING EAST. WE THEN LOOKED AT HOLDING RECORD DISTANCES FOR THE THREE LINES INVOLVED. THE DIFFERENCES WERE MINIMAL AND WITHIN APPROXIMATELY 0.06 FEET FOR THE TWO MISSING MONUMENTS. IN THE END WE WENT WITH HOLDING THE DISTANCES.

BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE WEST LINE OF LOT 6 OF "MOODY STATION" SUBDIVISION. FOR SAID WEST LINE WE HELD TWO FOUND 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "COOTER PLS 2829" AS SET IN SAID PLAT FOR THE SOUTHWEST CORNER AND AS SET IN SN 2004-339 FOR THE NORTHEAST CORNER. SAID BEARING IS S 18°15'47" W OCRS SALEM DATUM IS NAD 83 (2011) EPOCH 2010. CONTROL WAS ESTABLISHED WITH A TRIMBLE R8 MODEL 3 GPS UNIT AND TRIMBLE VRSNOW OREGON GPS NETWORK.

SHEET LEGEND:

- SHEET 1: NARRATIVE, BASIS OF BEARINGS AND RESEARCH, DECLARATION, SURVEYOR CERTIFICATE, PLAT NOTES AND APPROVALS
- SHEET 2: SITE OVERVIEW, AND LEGEND

PLAT NOTES:

- 1. SUBJECT TO CONDITIONS OF APPROVAL AS STATED IN CITY OF MOLALLA DEPARTMENT OF PLANNING AND ZONING DIVISION CASE FILE NO. XXXXX
- 2. SUBJECT TO THE PUBLIC RIGHTS TO EAST MAIN STREET.
- 3. PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY OF OREGON TITLE NO. 472517004968 DATED AUGUST 20, 2017 WITH EFFECTIVE DATE OF AUGUST 15, 2017.

PARTITION PLAT No. 2017 - _____
IN THE SW QUARTER OF
SECTION 9, T. 5 S., R. 2 E., W.M.,
CITY OF MOLALLA,
CLACKAMAS COUNTY, OREGON
CITY OF MOLALLA PLANNING FILE No. XXXX
AUGUST 28, 2017
SHEET 1 OF 2

APPROVALS:

APPROVED THIS ____ DAY OF _____, 201__

BY: _____
CLACKAMAS COUNTY PLANNING DIRECTOR

APPROVED THIS ____ DAY OF _____, 201__

BY: _____
CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 20__.

APPROVED THIS ____ DAY OF _____, 201__
CLACKAMAS COUNTY ASSESSORS & TAX COLLECTOR.

BY: _____
DEPUTY

STATE OF OREGON }
} SS
COUNTY OF CLACKAMAS }

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD

ON THE ____ DAY OF _____, 201__

AT ____ O'CLOCK __.M.

AS PARTITION PLAT NO. _____

DOCUMENT NO. _____

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: _____
DEPUTY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN. 16, 1996
TONY J. BROOKS
2736

RENEWAL: 12/31/17
SIGNED: _____

Ag Geospatial NW
Ag spatial Data Management
Land Surveying & GIS
30532 S McCorn Road, Molalla, OR 97038
503-329-9008 call/text
info@AgGeospatial.com www.AGGeospatial.com