

H49-08

PIONEER VILLAGE PHASE 6

LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF
OF SECTION 1,
TOWNSHIP 7 SOUTH, RANGE 1 WEST,
OF THE WILLAMETTE MERIDIAN,
CITY OF SILVERTON, MARION COUNTY, OREGON
PREPARED AT THE REQUEST OF WALTER LAND COMPANY, LLC
JULY 3, 2022

LEGEND:

- DENOTES A FOUND MONUMENT PURSUANT TO THE MONUMENT TABLE
- DENOTES A SET MONUMENT, BEING A 5/8" BY 30" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "PD GROUP" TO BE SET WITHIN THE TIME FRAME SPECIFIED WITHIN THE SURVEYOR'S CERTIFICATE
- ⊗ DENOTES A SET MONUMENT, BEING A 5/8" BY 30" IRON ROD WITH A 2" ALUMINUM CAP MARKED "PROJECT DELIVERY GROUP", TO BE SET WITHIN THE TIME FRAME SPECIFIED WITHIN THE SURVEYOR'S CERTIFICATE
- × CALCULATED POSITION, NO MONUMENT SET.
- () R1 DATA OF RECORD, MCSR 38935
- () R2 DATA OF RECORD, "PIONEER VILLAGE, PHASE 4", BOTP V H48, P 16
- () R3 DATA OF RECORD, "PIONEER VILLAGE PHASE 5", BOTP V H48, P 50
- () R4 DATA OF RECORD, MCSR 31365
- () R5 DATA OF RECORD, PP 2006-42
- () R6 DATA OF RECORD, MCSR 36951
- () PERP PERPENDICULAR FROM MONUMENT TO DLC LINE
- (##) MONUMENT NUMBER
- BOTP MARION COUNTY BOOK OF TOWN PLATS
- MCSR MARION COUNTY SURVEY RECORD
- ROW RIGHT-OF-WAY
- R REEL
- V VOLUME
- P PAGE
- NO. NUMBER
- DLC DONATION LAND CLAIM
- SPCS STATE PLANE COORDINATE SYSTEM
- M MEASURED
- NE NORTHEAST
- CR COUNTY ROAD
- CALCD R# CALCULATED DATA FROM THE RECORD INDICATED
- PP PARTITION PLAT
- CUE CITY UTILITY EASEMENT GRANTED IN FAVOR OF THE CITY OF SILVERTON ON THIS PLAT
- PUE PUBLIC UTILITY EASEMENT GRANTED ON THIS PLAT
- PVTSDE PRIVATE STORM DRAIN EASEMENT GRANTED ON THIS PLAT
- PUBSDE PUBLIC STORM DRAIN EASEMENT IN FAVOR OF THE CITY OF SILVERTON GRANTED ON THIS PLAT
- PAE PEDESTRIAN ACCESS EASEMENT IN FAVOR OF THE CITY OF SILVERTON GRANTED ON THIS PLAT
- PVTADUE PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENT GRANTED ON THIS PLAT
- PVTAUE PRIVATE ACCESS AND UTILITY EASEMENT GRANTED ON THIS PLAT
- SF SQUARE FEET

NARRATIVE
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE LAND DESCRIBED IN REEL 4085, PAGE 334 MCDR INTO LOTS AND STREETS AS SHOWN HEREIN AND IN COMPLIANCE WITH THE CITY OF SILVERTON NOTICE OF DECISION, PLANNING FILE NO. SU-18-02 AS MODIFIED BY THE CITY OF SILVERTON NOTICE OF DECISION, PLANNING FILE NO. MO-20-03.
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3601), NORTH AMERICAN DATUM 1983(2011) EPOCH 2010. A MEASURED BEARING OF NORTH 3°33'42" EAST WAS HELD BETWEEN MONUMENT NUMBERS 102 AND 104. SAID BEARING WAS DETERMINED BY GEODETIC QUALITY GLOBAL NAVIGATION SATELLITE POSITIONING SYSTEM (GNSS) OBSERVATION ON SEPTEMBER 6, 2017.
THE BOUNDARY OF SAID LAND WAS RESOLVED AS EXPLAINED IN MY RECORD OF SURVEY RECORDED AS MARION COUNTY SURVEY RECORD 38935.

MONUMENT TABLE		
POINT NO.	DESCRIPTION	RECORD
51	FOUND 2" ALUMINUM CAP MARKED "BARKER PLS 636", IN AC	"PIONEER VILLAGE-PHASE 3", BOTP V H46, P 56
52	FOUND 2" ALUMINUM CAP, CAP DAMAGED "PROJECT DELIVERY GR" VISIBLE	R3
53	FOUND 5/8" IRON ROD, BENT SOUTHWESTERLY, TIED BEND	MCSR 33983
54	FOUND 5/8" IRON ROD	R5
55	FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PD GROUP"	R2 (NOTE NO. 3)
56	FOUND 2" ALUMINUM CAP MARKED "PROJECT DELIVERY GROUP LLC"	R3 (NOTE NO. 4)
57	FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PD GROUP"	R2 (NOTE NO. 3)
58	FOUND 2" ALUMINUM CAP MARKED "PROJECT DELIVERY GROUP"	R2 (NOTE NO. 2)
59	FOUND 2" ALUMINUM CAP MARKED "PROJECT DELIVERY GROUP"	R2 (NOTE NO. 2)
60	FOUND 2" ALUMINUM CAP MARKED "PROJECT DELIVERY GROUP"	R2 (NOTE NO. 2)
61	FOUND 2" ALUMINUM CAP MARKED "PROJECT DELIVERY GROUP"	R2 (NOTE NO. 2)
62	FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PD GROUP"	R1 (NOTE NO. 1)
63	FOUND 1/2" IRON PIPE	NO RECORD
64	FOUND 1/2" IRON PIPE	REFERENCED IN MCSR 21004
65	FOUND 1/2" IRON PIPE	REFERENCED IN MCSR 21004
66	FOUND 1/2" IRON PIPE	REFERENCED IN MCSR 21004
67	FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PD GROUP"	R1 (NOTE NO. 1)
68	FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PD GROUP"	R1 (NOTE NO. 1)
69	FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "BARKER PLS 636"	R5
70	FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "BARKER PLS 636"	R5
76	FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PD GROUP", DESTROYED DURING CONSTRUCTION, NOT RESET	R1 (NOTE NO. 1)
77	FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "BARKER PLS 636", DESTROYED DURING CONSTRUCTION, RESET AS A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "PD GROUP"	R5
78	FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PD GROUP", DESTROYED DURING CONSTRUCTION, RESET AS A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "PD GROUP"	R2 (NOTE NO. 3)
79	FOUND 2" ALUMINUM CAP MARKED "PROJECT DELIVERY GROUP", DESTROYED DURING CONSTRUCTION, RESET AS THE SAME	R2 (NOTE NO. 2)
80	FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "BARKER PLS 636", DESTROYED DURING CONSTRUCTION, RESET AS A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "PD GROUP"	R5
81	5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PD GROUP", DESTROYED DURING CONSTRUCTION, RESET AS A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "PD GROUP"	R1 (NOTE NO. 1)
102	FOUND 3/4" IRON PIPE - NORTHEAST CORNER DLC #54, DOWN 0.5-FEET	REFERENCED IN 21115
103	FOUND 5/8" IRON ROD WITH A 2" ALUMINUM CAP MARKED "MARION COUNTY SURVEYOR RP-1", DOWN 1.2-FEET	R6
104	FOUND 3" BRASS DISK IN CONCRETE CYLINDER, UP 1.0-FOOT	MCSR 4409B027
301	FOUND 5/8" IRON ROD WITH A 2" ALUMINUM CAP MARKED "MARION COUNTY SURVEYOR RP-4, DOWN 1.6-FEET	R6

NOTES

- MCSR 38935 INDICATES THIS MONUMENT TO BE A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "P D GROUP LLC".
- PIONEER VILLAGE, PHASE 4 PLAT INDICATES THIS MONUMENT TO BE A 5/8" X 30" IRON ROD WITH A 1-1/2" ALUMINUM CAP MARKED "PROJECT DELIVERY GROUP LLC".
- PIONEER VILLAGE, PHASE 4 PLAT INDICATES THIS MONUMENT TO BE A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "P D GROUP LLC".
- PIONEER VILLAGE, PHASE 5 PLAT INDICATES THIS MONUMENT TO BE A 5/8" X 30" IRON ROD WITH A 1-1/2" ALUMINUM CAP MARKED "PROJECT DELIVERY GROUP LLC".

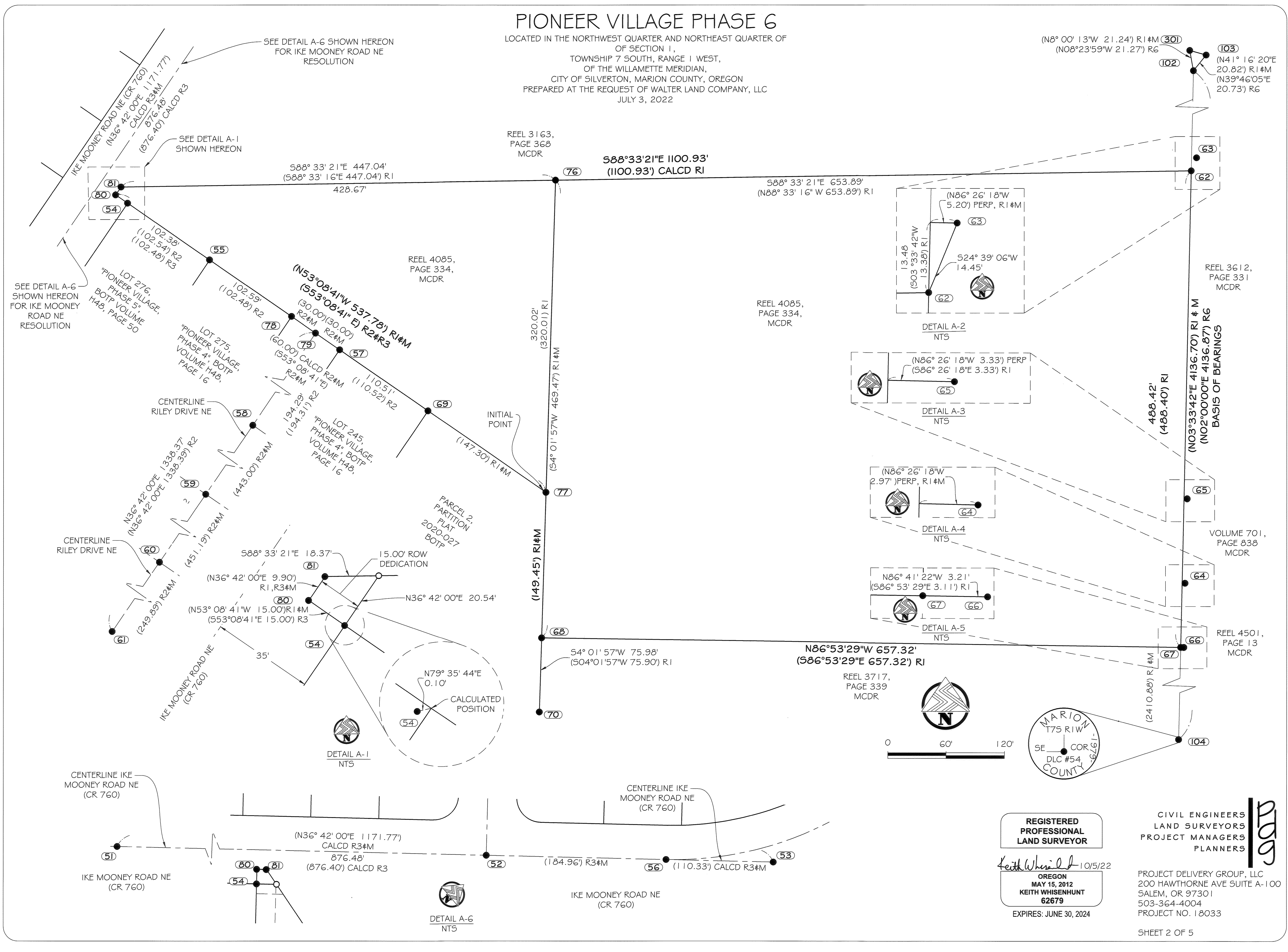
SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	NARRATIVE, LEGEND, AND MONUMENT TABLE
2	OVERALL BOUNDARY AND DETAILS A-1 THRU A-6
3	LAYOUT FOR LOTS 321-327 AND 354-358, DETAILS C-1 THRU C-3
4	LAYOUT FOR LOTS 328 - 353
5	SURVEYOR'S CERTIFICATE, DECLARATION, AND APPROVALS

REGISTERED PROFESSIONAL LAND SURVEYOR
Keith Whisenhunt 01/5/22
OREGON
MAY 15, 2012
KEITH WHISENHUNT
62679
EXPIRES: JUNE 30, 2024

CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS
PROJECT DELIVERY GROUP, LLC
200 HAWTHORNE AVE SUITE A-100
SALEM, OR 97301
503-364-4004
PROJECT NO. 18033
SHEET 1 OF 5

PIONEER VILLAGE PHASE 6

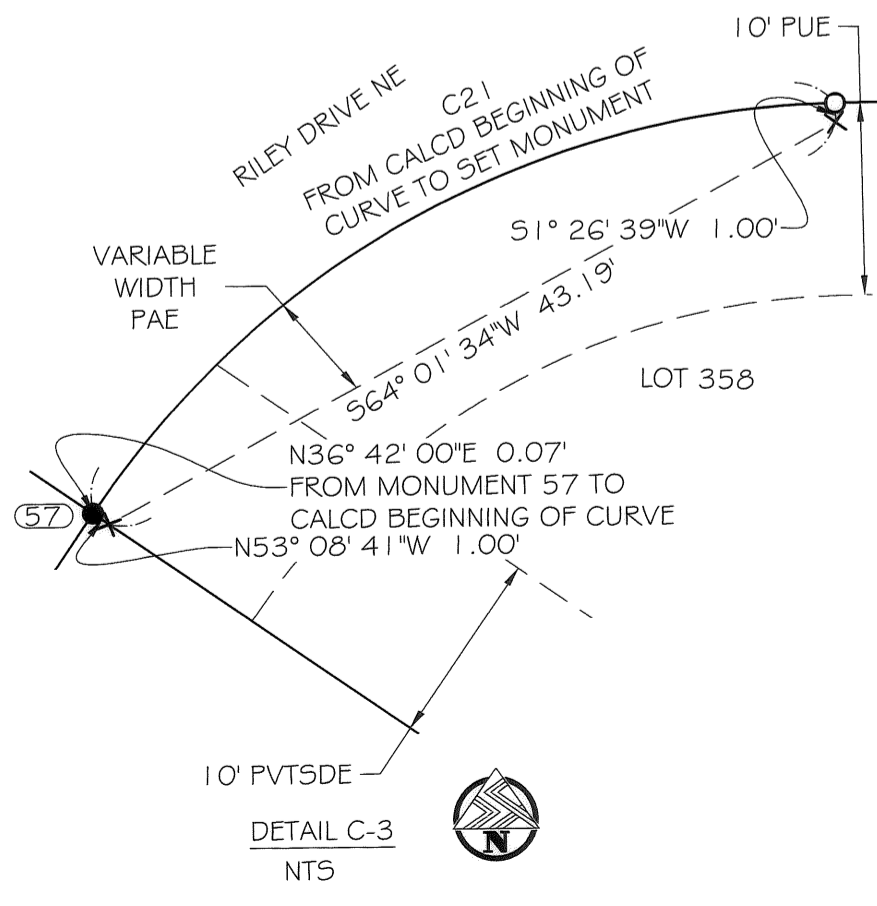
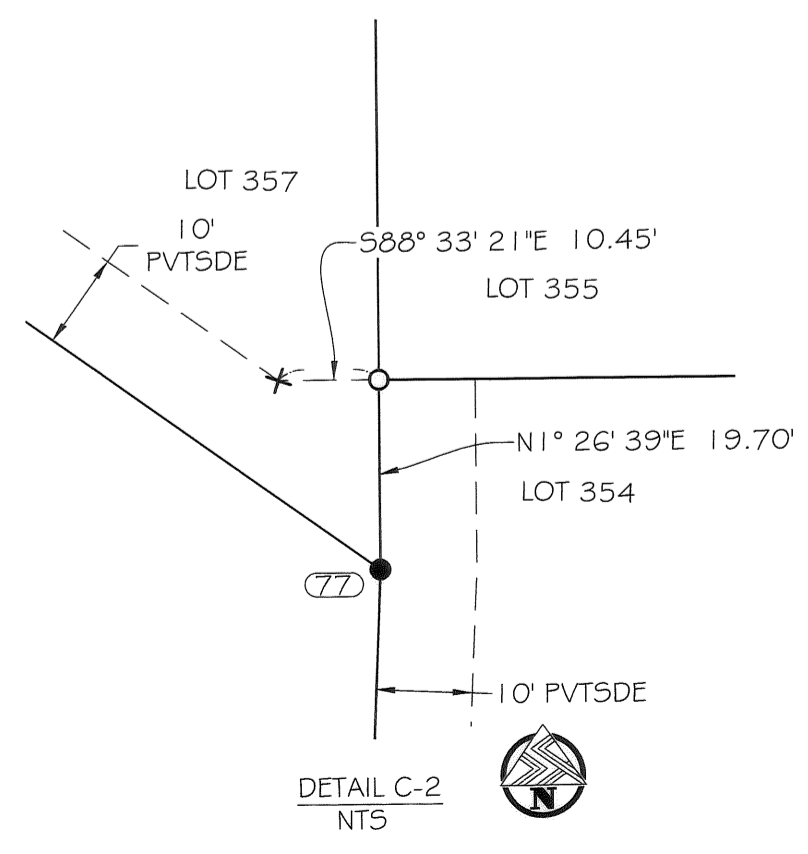
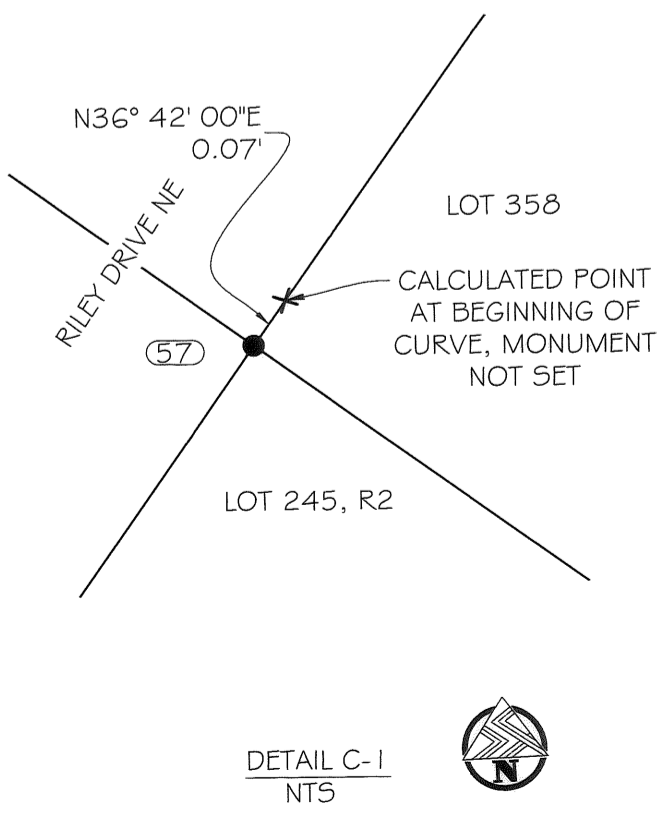
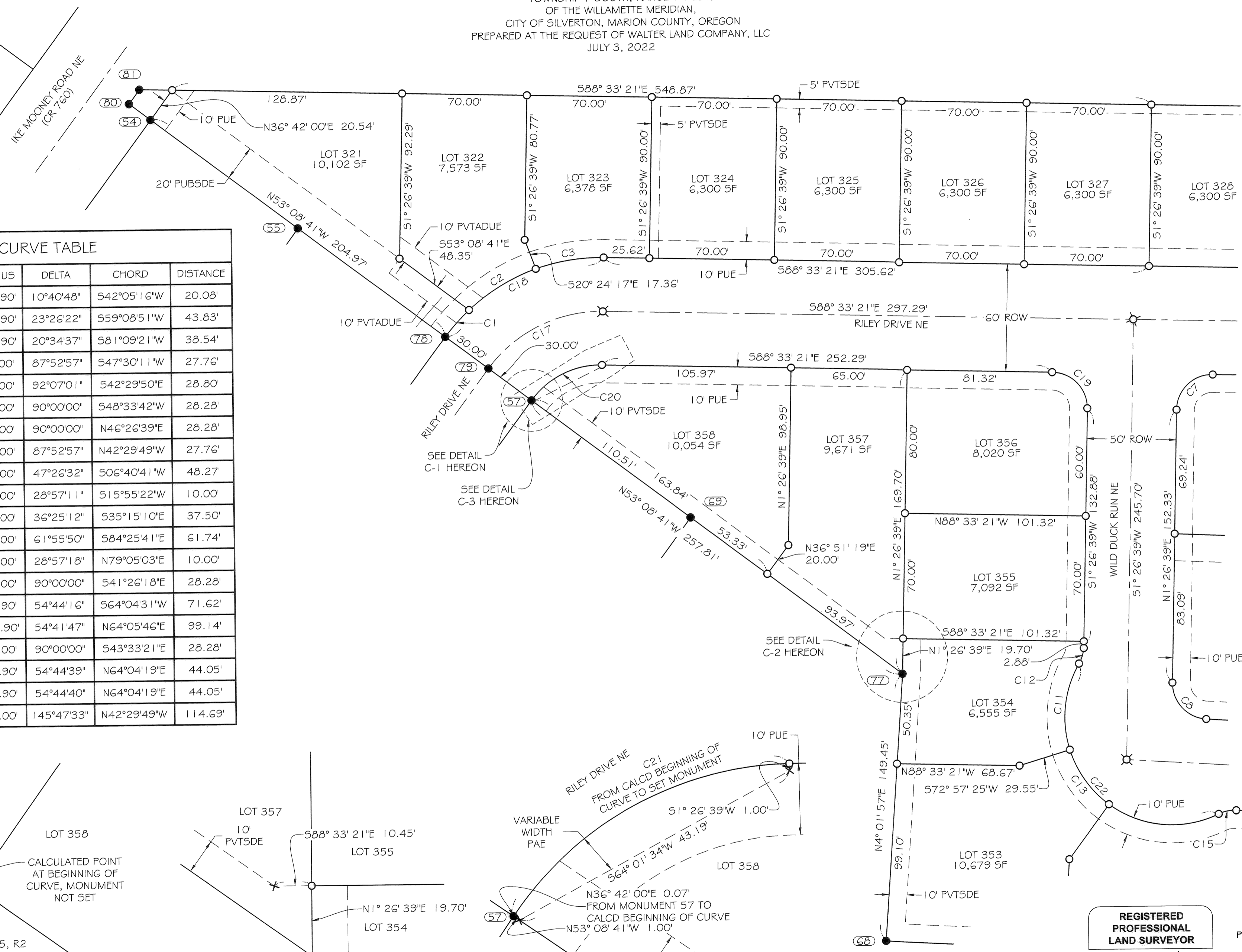
LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SILVERTON, MARION COUNTY, OREGON
PREPARED AT THE REQUEST OF WALTER LAND COMPANY, LLC
JULY 3, 2022



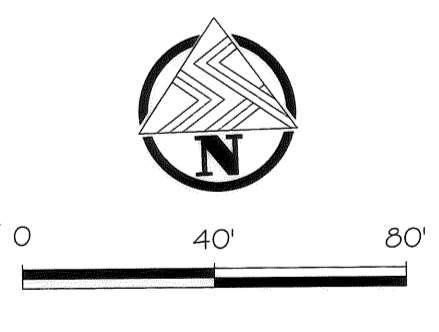
H49-08

PIONEER VILLAGE PHASE 6
 LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 1,
 OF TOWNSHIP 7 SOUTH, RANGE 1 WEST,
 OF THE WILLAMETTE MERIDIAN,
 CITY OF SILVERTON, MARION COUNTY, OREGON
 PREPARED AT THE REQUEST OF WALTER LAND COMPANY, LLC
 JULY 3, 2022

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	20.11'	107.90'	10°40'48"	S42°05'16"W	20.08'
C2	44.14'	107.90'	23°26'22"	S59°08'51"W	43.83'
C3	38.75'	107.90'	20°34'37"	S81°09'21"W	38.54'
C4	30.68'	20.00'	87°52'57"	S47°30'11"W	27.76'
C5	32.15'	20.00'	92°07'01"	S42°29'50"E	28.80'
C6	31.42'	20.00'	90°00'00"	S48°33'42"W	28.28'
C7	31.42'	20.00'	90°00'00"	N46°26'39"E	28.28'
C8	30.68'	20.00'	87°52'57"	N42°29'49"W	27.76'
C11	49.68'	60.00'	47°26'32"	S06°40'41"W	48.27'
C12	10.11'	20.00'	28°57'11"	S15°55'22"W	10.00'
C13	38.14'	60.00'	36°25'12"	S35°15'10"E	37.50'
C14	64.85'	60.00'	61°55'50"	S84°25'41"E	61.74'
C15	10.11'	20.00'	28°57'18"	N79°05'03"E	10.00'
C16	31.42'	20.00'	90°00'00"	S41°26'18"E	28.28'
C17	74.42'	77.90'	54°44'16"	S64°04'31"W	71.62'
C18	103.00'	107.90'	54°41'47"	N64°05'46"E	99.14'
C19	31.42'	20.00'	90°00'00"	S43°33'21"E	28.28'
C20	45.77'	47.90'	54°44'39"	N64°04'19"E	44.05'
C21	45.77'	47.90'	54°44'40"	N64°04'19"E	44.05'
C22	152.67'	60.00'	145°47'33"	N42°29'49"W	114.69'



REFERENCE SHEET 4 FOR LOTS 328-353

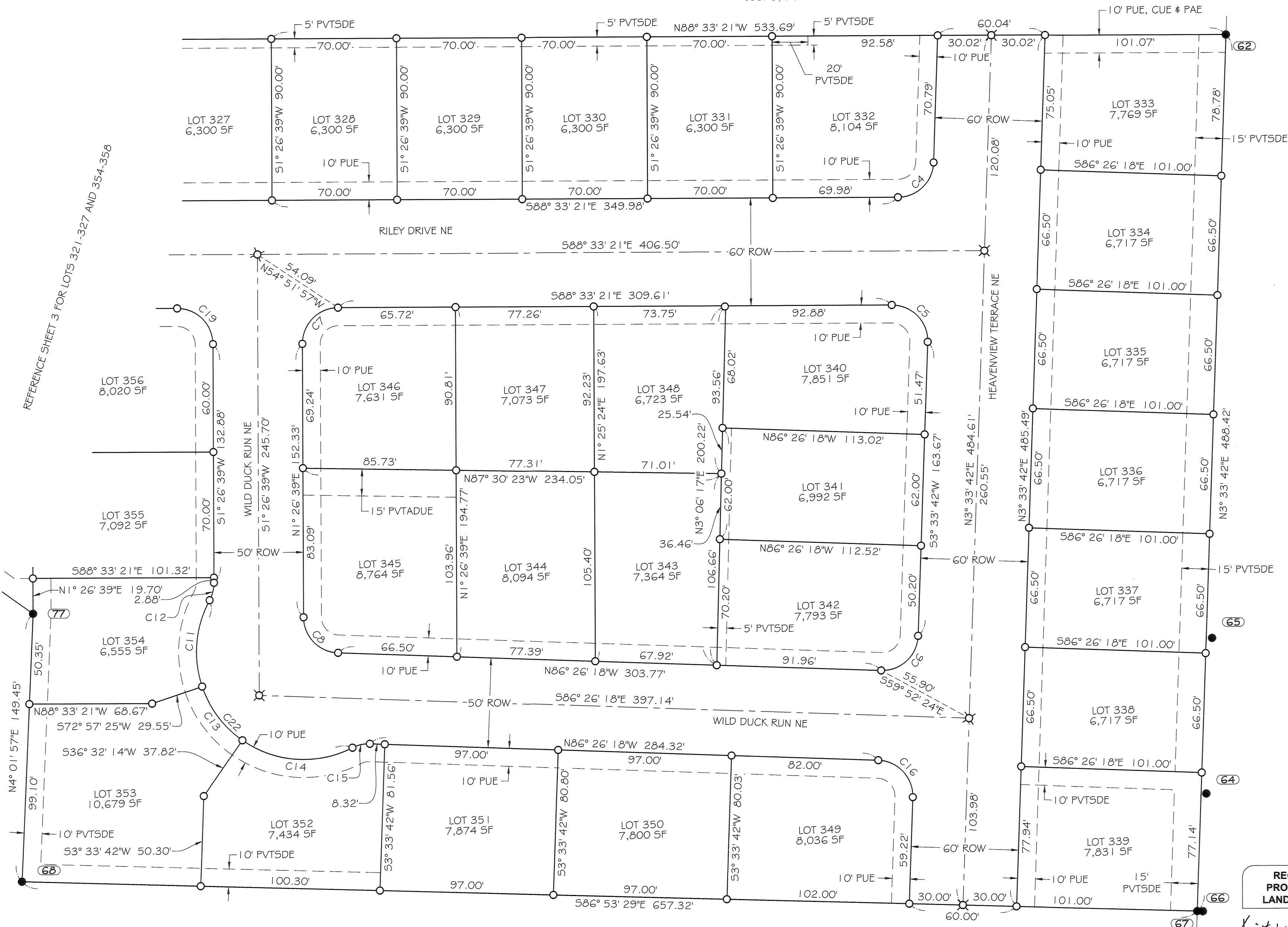


REGISTERED PROFESSIONAL LAND SURVEYOR
 Keith Whisenhunt
 OREGON
 MAY 15, 2012
 KEITH WHISENHUNT
 62679
 EXPIRES: JUNE 30, 2024

CIVIL ENGINEERS LAND SURVEYORS PROJECT MANAGERS PLANNERS
 PROJECT DELIVERY GROUP, LLC
 200 HAWTHORNE AVE SUITE A-100
 SALEM, OR 97301
 503-364-4004
 PROJECT NO. 18033

PIONEER VILLAGE PHASE 6

LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 1, OF TOWNSHIP 7 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SILVERTON, MARION COUNTY, OREGON
PREPARED AT THE REQUEST OF WALTER LAND COMPANY, LLC
JULY 3, 2022



REFERENCE SHEET 3 FOR LOTS 327-327 AND 354-358



REGISTERED PROFESSIONAL LAND SURVEYOR
Keith Whisenhunt 10/5/22
 OREGON
 MAY 15, 2012
 KEITH WHISENHUNT
 62679
 EXPIRES: JUNE 30, 2024

CIVIL ENGINEERS
 LAND SURVEYORS
 PROJECT MANAGERS
 PLANNERS

PROJECT DELIVERY GROUP, LLC
 200 HAWTHORNE AVE SUITE A-100
 SALEM, OR 97301
 503-364-4004
 PROJECT NO. 18033

SHEET 4 OF 5

H49-08

PIONEER VILLAGE PHASE 6

LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SILVERTON, MARION COUNTY, OREGON PREPARED AT THE REQUEST OF WALTER LAND COMPANY, LLC JULY 3, 2022

SURVEYOR'S CERTIFICATE:

I, KEITH WHISENHUNT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REFERENCED HEREIN, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

A PORTION OF THE LAND LOCATED IN THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SILVERTON, MARION COUNTY, OREGON, AS DESCRIBED IN DEED REEL 4085, PAGE 334, RECORDED IN THE MARION COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID INITIAL POINT BEING LABELED POINT NO. 77 AND BEING THE MOST NORTHERLY NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT 2020-027, RECORDED IN REEL 4337, PAGE 20, MARION COUNTY DEED RECORDS, BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "BARKER PLS 636", SAID 5/8" IRON ROD WAS DESTROYED DURING CONSTRUCTION AND RESET AS A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "PD GROUP", SAID INITIAL POINT BEING AN ANGLE POINT IN THIS DESCRIPTION;

THENCE, LEAVING POINT NO. 77 AND CONTINUING ALONG A LINE COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID PARCEL 2 AT A BEARING OF NORTH 53°08'41" WEST, A DISTANCE OF 147.30-FEET TO A POINT, SAID POINT BEING LABELED POINT NO. 69, SAID POINT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "BARKER PLS 636", SAID POINT MARKS THE NORTHWEST CORNER OF SAID PARCEL 2 AND THE NORTHEAST CORNER OF LOT 245 OF THAT CERTAIN SUBDIVISION ENTITLED "PIONEER VILLAGE, PHASE 4", RECORDED IN VOLUME H48, PAGE 16, MARION COUNTY BOOK OF TOWN PLATS;

THENCE, LEAVING SAID POINT NO. 69 AND CONTINUING ALONG A LINE COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID "PIONEER VILLAGE, PHASE 4" AT A BEARING OF NORTH 53°08'41" WEST, A DISTANCE OF 273.10-FEET TO A POINT, SAID POINT BEING LABELED POINT NO. 55, SAID POINT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PD GROUP", SAID POINT MARKS THE NORTHWEST CORNER OF LOT 275 OF SAID "PIONEER VILLAGE, PHASE 4" AND THE NORTHEAST CORNER OF LOT 276 OF THAT CERTAIN SUBDIVISION ENTITLED "PIONEER VILLAGE PHASE 5", RECORDED IN VOLUME H48, PAGE 50, MARION COUNTY BOOK OF TOWN PLATS;

THENCE, LEAVING SAID POINT NO. 55 AND CONTINUING ALONG A LINE COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID "PIONEER VILLAGE PHASE 5" AT A BEARING OF NORTH 53°08'41" WEST, A DISTANCE OF 102.38-FEET TO A POINT, SAID CALCULATED POINT BEING AN ANGLE POINT ON THE EASTERLY RIGHT-OF-WAY OF IKE MOONEY ROAD NORTHEAST (COUNTY ROAD 760) AND THE NORTHWEST CORNER OF SAID LOT 276, SAID CALCULATED POINT BEARS NORTH 79°35'44" EAST, A DISTANCE OF 0.10-FEET FROM A 3/4" IRON ROD, SAID IRON ROD LABELED POINT NO. 54;

THENCE, LEAVING SAID CALCULATED POINT AND CONTINUING ALONG A LINE COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY AT A BEARING OF NORTH 53°08'41" WEST, A DISTANCE OF 15.00-FEET TO A POINT, SAID POINT LABELED AS POINT NO. 80, SAID POINT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "BARKER PLS 636", SAID 5/8" IRON ROD WAS DESTROYED DURING CONSTRUCTION AND RESET AS A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "PD GROUP", SAID POINT BEING AN ANGLE POINT IN THIS DESCRIPTION AND MARKING AN ANGLE POINT IN THE SAID EASTERLY RIGHT-OF-WAY;

THENCE, LEAVING SAID POINT NO. 80 AND CONTINUING ALONG A LINE COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY AT BEARING OF NORTH 36°42'00" EAST, A DISTANCE OF 9.90-FEET TO A POINT, SAID POINT LABELED POINT NO. 81, SAID POINT BEING ON SAID EASTERLY RIGHT-OF-WAY, SAID POINT BEING THE SOUTHWEST CORNER OF THAT LAND DESCRIBED IN THE DEED RECORDED IN REEL 3163, PAGE 368, MARION COUNTY DEED RECORDS, SAID POINT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PD GROUP", SAID 5/8" IRON ROD WAS DESTROYED DURING CONSTRUCTION AND RESET AS A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "PD GROUP", SAID POINT BEING AN ANGLE POINT IN THIS DESCRIPTION AND MARKING AN ANGLE POINT IN THE SAID EASTERLY RIGHT-OF-WAY;

THENCE, LEAVING SAID POINT NO. 81 AND CONTINUING ALONG A LINE COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID REEL 3163, PAGE 368, AT A BEARING OF SOUTH 88°33'21" EAST, A DISTANCE OF 1100.93-FEET TO A POINT, SAID POINT LABELED POINT NO. 62; SAID POINT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PD GROUP", SAID POINT BEING THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN SAID REEL 3163, PAGE 368, SAID POINT BEING AN ANGLE POINT IN THIS DESCRIPTION;

THENCE, LEAVING SAID POINT NO. 62 AND CONTINUING ALONG A LINE COINCIDENT WITH THE WESTERLY LINE OF THE LAND DESCRIBED IN THOSE CERTAIN DEEDS RECORDED IN REEL 3612, PAGE 331; VOLUME 701, PAGE 838; AND REEL 4501, PAGE 13, MARION COUNTY DEED RECORDS, AT A BEARING OF SOUTH 03°33'42" WEST, A DISTANCE OF 488.42-FEET TO A POINT, SAID POINT BEING LABELED POINT NO. 67; SAID POINT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PD GROUP", SAID POINT BEING AN ANGLE POINT IN THIS DESCRIPTION;

THENCE, LEAVING SAID POINT NO. 67 AND CONTINUING ALONG A LINE COINCIDENT WITH THE NORTH LINE OF THE LAND DESCRIBED IN THAT CERTAIN DEED RECORDED IN REEL 3717, PAGE 339, MARION COUNTY DEED RECORDS AT A BEARING OF NORTH 86°53'29" WEST, A DISTANCE OF 657.32-FEET TO A POINT, SAID POINT BEING LABELED POINT NO. 68; SAID POINT BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PD GROUP", SAID POINT BEING ON THE EASTERLY LINE OF SAID PARCEL 2, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN SAID REEL 3717, PAGE 339,

SAID POINT BEING AN ANGLE POINT IN THIS DESCRIPTION; THENCE, LEAVING SAID POINT NO. 68 AND CONTINUING ALONG A LINE COINCIDENT WITH THE EAST BOUNDARY OF SAID PARCEL 2 AT A BEARING OF NORTH 04°01'57" EAST, A DISTANCE OF 149.45-FEET TO A POINT, SAID POINT BEING THE INITIAL POINT. THE LAND DESCRIBED HEREIN HAS AN AREA OF 8.91-ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR
Keith Whisenhunt
OREGON
MAY 15, 2012
KEITH WHISENHUNT
62679
EXPIRES: JUNE 30, 2024

IN ACCORDANCE WITH 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 PAVING OF IMPROVEMENTS, OR WITHIN TWO YEARS FOLLOWING THE ORIGINAL PLAT RECORDING, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060(5).

REMAINING CORNER MONUMENTATION:

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

MARION COUNTY SURVEYOR

NOTES:

1. AFFIDAVIT OF CONSENT FOR THAT CERTAIN TRUST DEED RECORDED ON FEBRUARY 25, 2022 AT REEL 4600, PAGE 153, MARION COUNTY DEED RECORDS IS RECORDED AT REEL 4667, PAGE 288, MARION COUNTY DEED RECORDS.

APPROVALS:

THE WITHIN PLAT IS HEREBY APPROVED AND DEDICATION ACCEPTED:

Clay Flowers 10-06-22
CITY OF SILVERTON PLANNING COMMISSION CHAIRPERSON DATE
ISSUE: SUBDIVISION NO. SU-18-02 AND MAJOR MODIFICATION MO-20-03

Travis Smith 10-11-22
CITY OF SILVERTON PUBLIC WORKS DIRECTOR DATE

THE WITHIN PLAT IS HEREBY APPROVED:

MSR. [Signature] 10-13-22
MARION COUNTY SURVEYOR DATE

Danette Berton 10/25/2022
CHAIRPERSON OR VICE-CHAIRPERSON DATE
MARION COUNTY BOARD OF COMMISSIONERS

Tom Rohlfing by: Kalyrn 10/21/22
MARION COUNTY ASSESSOR DATE

TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID IN FULL TO 30 June 2023.

Rex Weisner By: [Signature]
MARION COUNTY TAX COLLECTOR

STATE OF OREGON)
)SS
COUNTY OF MARION)

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORDING ON THIS 25th DAY OF October, 2022, AT 2:50 PM CLOCK, AND RECORDED IN THE BOOK OF TOWN PLATS, VOLUME 4667, PAGE 289.

ALSO REFERENCED IN MARION COUNTY DEED RECORDS, REEL 4667, PAGE 289.
BILL BURGESS, MARION COUNTY CLERK

BY: [Signature]
DEPUTY COUNTY CLERK

DECLARATION:

KNOWN ALL MEN AND WOMEN BY THESE PRESENTS THAT WALTER LAND COMPANY, LLC, BEING THE OWNER OF THE LAND AS DESCRIBED IN THE ABOVE SURVEYOR'S CERTIFICATE AND DESIRING OF THE SAID LAND TO BE DIVIDED INTO LOTS AND STREETS, HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES. THE NAME TO BE KNOWN AS PIONEER VILLAGE PHASE 6.

I HEREBY DEDICATE RILEY DRIVE NE, WILD DUCK RUN NE, HEAVENVIEW TERRACE NE, IKE MOONEY ROAD NE TO THE PUBLIC AS SHOWN HEREIN.

I HEREBY GRANT THE PUBLIC UTILITY EASEMENTS, THE PUBLIC STORM DRAIN AND UTILITY EASEMENT, AND THE PEDESTRIAN ACCESS EASEMENT, AND CITY UTILITY EASEMENT AS SHOWN HEREIN.

I HEREBY GRANT THE PRIVATE STORM DRAIN EASEMENTS AND PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENTS AS SHOWN HEREIN.

I HEREBY GRANT THE PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENTS FOR THE BENEFIT OF LOTS 321, 322 AND 344 AS SHOWN HEREIN.

BY: Kristine Walter
KRISTINE WALTER, MANAGER
WALTER LAND COMPANY, LLC

STATE OF OREGON)
)SS
COUNTY OF MARION)

ON THIS 5th DAY OF October, 2022, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, THE ABOVE NAMED KRISTINE WALTER, MANAGER OF WALTER LAND COMPANY, LLC.

LeAnna Davis
NOTARY PUBLIC, STATE OF OREGON
PRINTED NAME

COMMISSION NUMBER 1021174

MY COMMISSION EXPIRES January 26, 2026

CIVIL ENGINEERS
LAND SURVEYORS
PROJECT MANAGERS
PLANNERS
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PROJECT NO. 18033