

BODUNOV ESTATES

LOCATED IN THE
 S.E. 1/4 SECTION 8, T.5S., R.1W., W.M.
 CITY OF WOODBURN, MARION COUNTY, OREGON
 JANUARY 30, 2024 SCALE 1"=30'
 PLANNING FILE NO. SUB 21-02 & VAR 22-03
 SHEET 1 OF 2

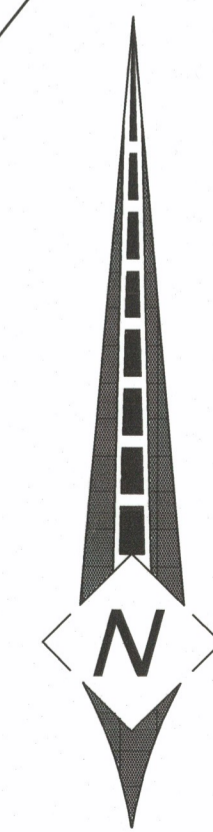
NOTE:
 1) ALL MONUMENTS FOUND FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.
 2) BOUNDARY IS PER RECORD AND MEASURED BEARINGS AND DISTANCES PER S3 UNLESS NOTED OTHERWISE.

REEL 2858
 PAGE 332
 (08/22/2007)

LEGEND:

- 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" SET ON OCTOBER 11, 2024
- △ 5/8" x 30" IRON ROD W/ 2" DIAMETER ALUMINUM CAP MARKED "CENTERLINE CONCEPTS" SET ON OCTOBER 11, 2024
- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS", FROM MCSR 39643
- () = RECORD DISTANCES & BEARINGS
- IR = IRON ROD IP = IRON PIPE
- FD = FOUND W/ = WITH
- YPC = YELLOW PLASTIC CAP
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- PUE = PUBLIC UTILITY EASEMENT
- PRAE = PRIVATE RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF LOTS 2, 4, 5, 6, 7 & 8
- PSSE = PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 5, 6, & 7
- PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1, 2, 4, 5, 6, 7 & 8
- PWLE = PRIVATE WATERLINE EASEMENT FOR THE BENEFIT OF LOTS 5, 6, & 7
- EVAE = EMERGENCY VEHICLE ACCESS EASEMENT
- MCSR = SURVEY NUMBER, MARION COUNTY SURVEY RECORDS
- S1 = MCSR 35745
- S2 = MCSR 18758
- S3 = MCSR 39643
- P1 = "COUNTRY ACRES ESTATES NO. 2" MARION COUNTY BOOK OF TOWN PLATS VOLUME 37 PAGE 012

CURVE DATA TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	36.64'	150.00'	13°59'38"	S45°25'49"E	36.55'
C2	50.94'	150.00'	19°27'24"	N48°09'42"W	50.69'
C3	61.13'	180.00'	19°27'24"	N48°09'42"W	60.83'
C4	29.31'	120.00'	13°59'38"	S45°25'49"E	29.24'
C5	40.75'	120.00'	19°27'24"	N48°09'42"W	40.55'
C6	43.96'	180.00'	13°59'38"	S45°25'49"E	43.85'
C7	40.06'	25.50'	90°00'00"	S82°34'22"W	36.06'
C8	40.06'	25.50'	90°00'00"	S7°25'38"E	36.06'



SIGNED ON: 16 OCT 24

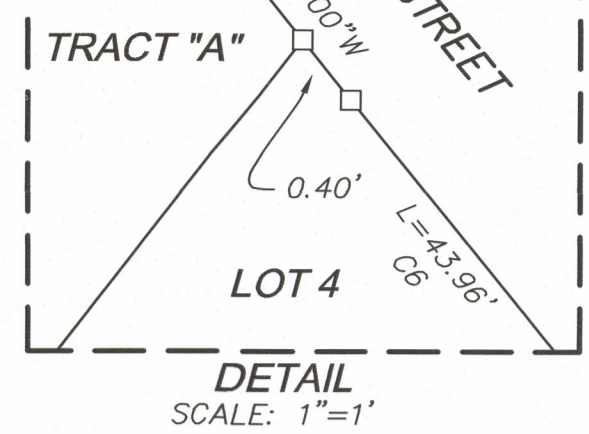
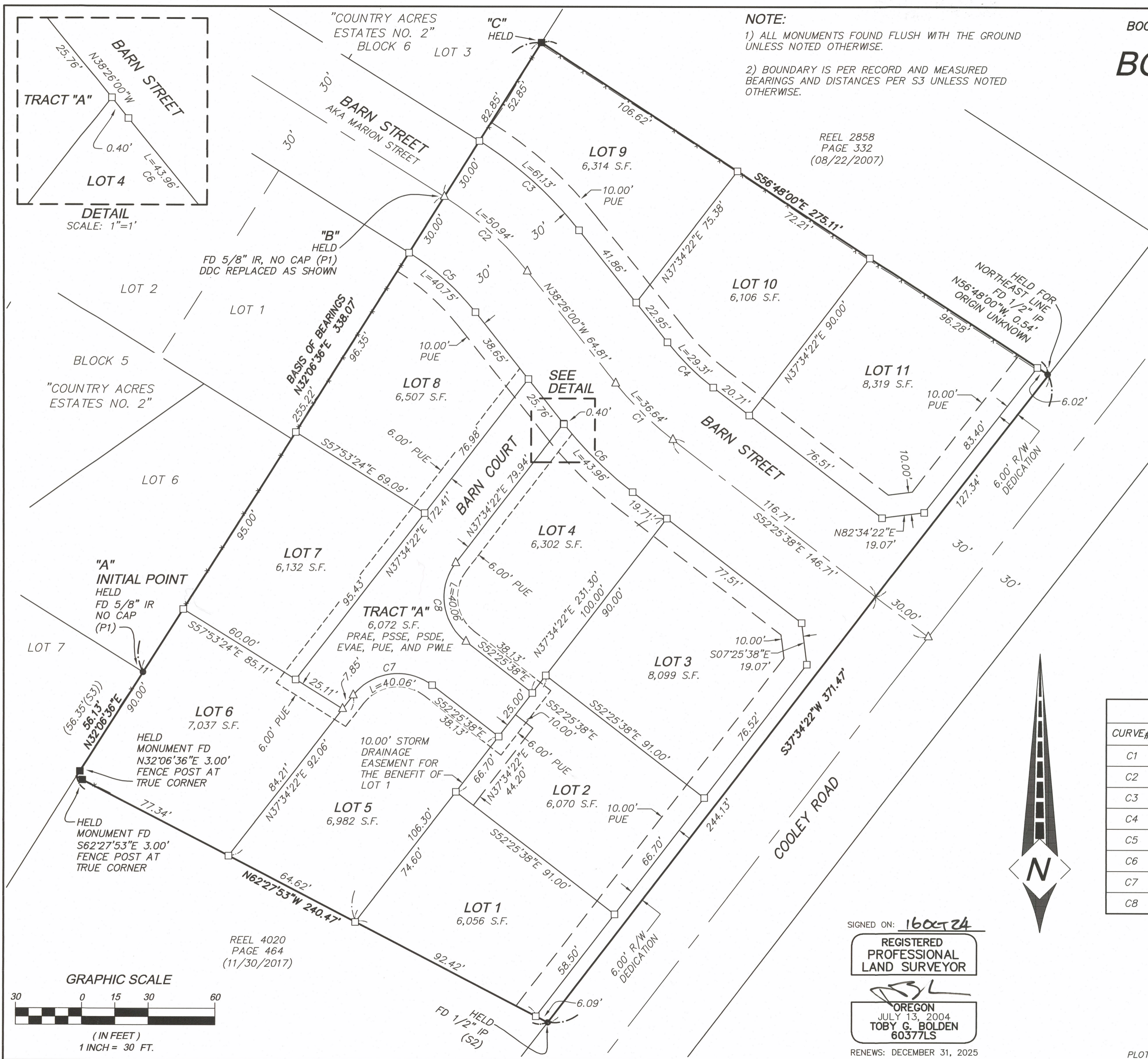
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 13, 2004
TOBY G. BOLDEN
 60377LS

RENEWS: DECEMBER 31, 2025

CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189

PLOTTED: M:\PROJECTS\BODUNOV-COOLEY RD-1385\DWG\SUB-C3D.dwg

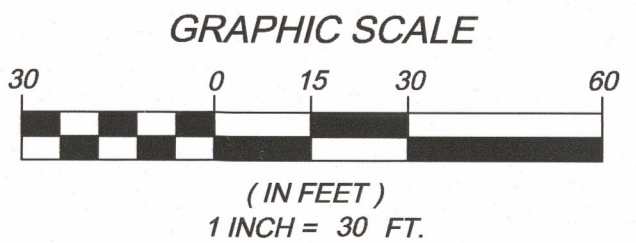


SEE DETAIL

FD 5/8" IR, NO CAP (P1)
 DDC REPLACED AS SHOWN

DETAIL SCALE: 1"=1'

REEL 4020
 PAGE 464
 (11/30/2017)



BODUNOV ESTATES

LOCATED IN THE
S.E. 1/4 SECTION 8, T.5S., R.1W., W.M.
CITY OF WOODBURN, MARION COUNTY, OREGON
JANUARY 30, 2024
PLANNING FILE NO. SUB 21-02 & VAR 22-03
SHEET 2 OF 2

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND CONVEYED BY DEED RECORDED IN REEL 4072, PAGE 460, MARION COUNTY DEED RECORDS, IN ACCORDANCE WITH CITY OF WOODBURN LANE USE CASE FILE NO. SUB 21-02 & VAR 22-03.

THE BASIS OF BEARINGS IS PER MCSR 39643, HOLDING NORTH 32°06'36" EAST BETWEEN FOUND MONUMENTS "A", "B", & "C".

DURING THE COURSE OF THIS SURVEY, ALL OF THE MONUMENTS ON THE BOUNDARY OF SAID TRACT OF LAND WERE RECOVERED IN THE SAME CONDITION AS SHOWN IN MCSR 39643 AND FOUND TO FIT RECORD DIMENSIONS AS SHOWN IN SAID SURVEY. ALL MONUMENTS, RECORD, BEARINGS, AND DISTANCES PER SAID SURVEY WERE HELD.


PLAT RESTRICTIONS / NOTES:

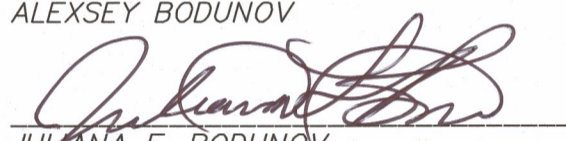
1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF CITY OF WOODBURN CASE FILE NO. SUB 21-02 & VAR 22-03.
2. TRACT "A" IS SUBJECT TO A PUBLIC UTILITY EASEMENT, EMERGENCY VEHICLE ACCESS EASEMENT, AND A PRIVATE STORM DRAINAGE EASEMENT, PRIVATE SANITARY SEWER EASEMENT, PRIVATE WATERLINE EASEMENT, AND PRIVATE RECIPROCAL ACCESS EASEMENT AS SHOWN OR NOTED ON SHEET 1, OVER ITS ENTIRETY.
3. TRACT "A" SHALL BE OWNED BY THE OWNERS OF LOTS 2, 4, 5, 6, 7, AND 8, EACH WITH AN EQUAL AN UNDIVIDED INTEREST.
4. A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG THE FRONTAGE OF ALL LOTS ABUTTING PUBLIC STREETS AS SHOWN.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ALEXSEY BODUNOV AND JULIANA F. BODUNOV, THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE SUBDIVISION OF SAID PROPERTY AND HAVE CAUSED THIS SUBDIVISION PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES AND FURTHERMORE DO NOT CLAIM ANY PROPERTY BEYOND THE BOUNDARY AS SHOWN HEREON. THIS PLAT IS SUBJECT TO RESTRICTIONS AS NOTED HEREON.

FURTHERMORE, DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS AND GRANT THE UTILITY EASEMENTS AS SHOWN OR NOTED ON SAID MAP.



ALEXSEY BODUNOV


JULIANA F. BODUNOV

ACKNOWLEDGEMENT:

STATE OF SS)
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 16, 2024 BY ALEXSEY BODUNOV AND JULIANA F. BODUNOV.


NOTARY SIGNATURE

Ashlee Ann Faloni
NOTARY PUBLIC - OREGON

COMMISSION NO.: 1025615

MY COMMISSION EXPIRES: July 10, 2026

CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY CETAN FUNDS, LLC, AN OREGON LIMITED LIABILITY COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED IN REEL 4694, PAGE 442, HAS BEEN EXECUTED AND RECORDED IN

INSTRUMENT NO. 2024-035538
MARION COUNTY RECORDS.

CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY MARIA ANDERSON, BENEFICIARY UNDER DEED OF TRUST RECORDED IN INSTRUMENT NO. 2024-06932, HAS BEEN EXECUTED AND RECORDED IN

INSTRUMENT NO. 2024-035539
MARION COUNTY RECORDS.

SURVEYOR'S CERTIFICATE:

I, TOBY G. BOLDEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED SUBDIVISION MAP, SAID LAND BEING DESCRIBED AS FOLLOWS:


A TRACT OF LAND IN THE S.E. 1/4 OF OF SECTION 8, T.5S., R.1W., W.M., CITY OF WOODBURN, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8" IRON ROD WITH NO CAP, FOUND AT THE MOST SOUTHERLY CORNER OF LOT 6, BLOCK 5, "COUNTRY ACRES ESTATES NO. 2", MARION COUNTY PLAT RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID PLAT, NORTH 32°06'36" EAST, 338.07 FEET TO THE WESTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED AS REEL 2858, PAGE 332, MARION COUNTY DEED RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID REEL 2858, PAGE 332, SOUTH 56°48'00" EAST, 275.11 FEET TO THE SOUTHERLY CORNER THEREOF AND THE WESTERLY RIGHT OF WAY LINE OF COOLEY ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID COOLEY ROAD, BEING 30.00 FEET NORTHWESTERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, SOUTH 37°34'22" WEST, 371.47 FEET TO THE EASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS REEL 4020, PAGE 464, MARION COUNTY DEED RECORDS; THENCE ALONG THE NORTHEASTERLY LINE OF SAID REEL 4020, PAGE 464, NORTH 62°27'53" WEST, 240.47 FEET TO THE MOST NORTHERLY CORNER THEREOF, SAID POINT BEING ON THE EASTERLY LINE OF SAID PLAT OF "COUNTRY ACRES ESTATES NO. 2"; THENCE ALONG THE EASTERLY LINE OF SAID PLAT, NORTH 32°06'36" EAST, 56.13 FEET TO THE INITIAL POINT.

SAID TRACT OF LAND CONTAINS 98,195 SQUARE FEET, or 2.25 ACRES.

SIGNED ON: 16 OCT 24

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2025

APPROVALS & ACCEPTANCE OF DEDICATION

APPROVED THIS 16 DAY OF October, 2024
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF WOODBURN, CASE NO. SUB 21-02 & VAR 22-03

BY: 

APPROVED THIS 23rd DAY OF October, 2024
MARION COUNTY SURVEYOR

BY: 

APPROVED THIS 13th DAY OF November, 2024
MARION COUNTY ASSESSOR

BY: Tom Rohlfing by: Kayla Smith

TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY, AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH THIS 30th DAY OF June, 2025, 2024

BY: Natasha McVey by: Dulcinea Traylor
MARION COUNTY TAX COLLECTOR

APPROVED THIS 13th DAY OF November, 2024
CHAIRPERSON OR VICE-CHAIRPERSON
MARION COUNTY BOARD OF COMMISSIONERS

BY: 

STATE OF OREGON)
COUNTY OF MARION)SS

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT VOL. 449, PAGE 49, WAS RECEIVED FOR RECORDING ON THIS 14th DAY OF November, 2024, AT 4:18 O'CLOCK P.M., AND RECORDED IN THE BOOK OF TOWN PLATS. IT IS RECORDED IN MARION COUNTY DEED RECORDS IN

INSTRUMENT NO. 2024-035540

BILL BURGESS, MARION COUNTY CLERK
BY: 
DEPUTY COUNTY CLERK



CENTERLINE CONCEPTS
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OREGON CITY, OREGON 97045
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