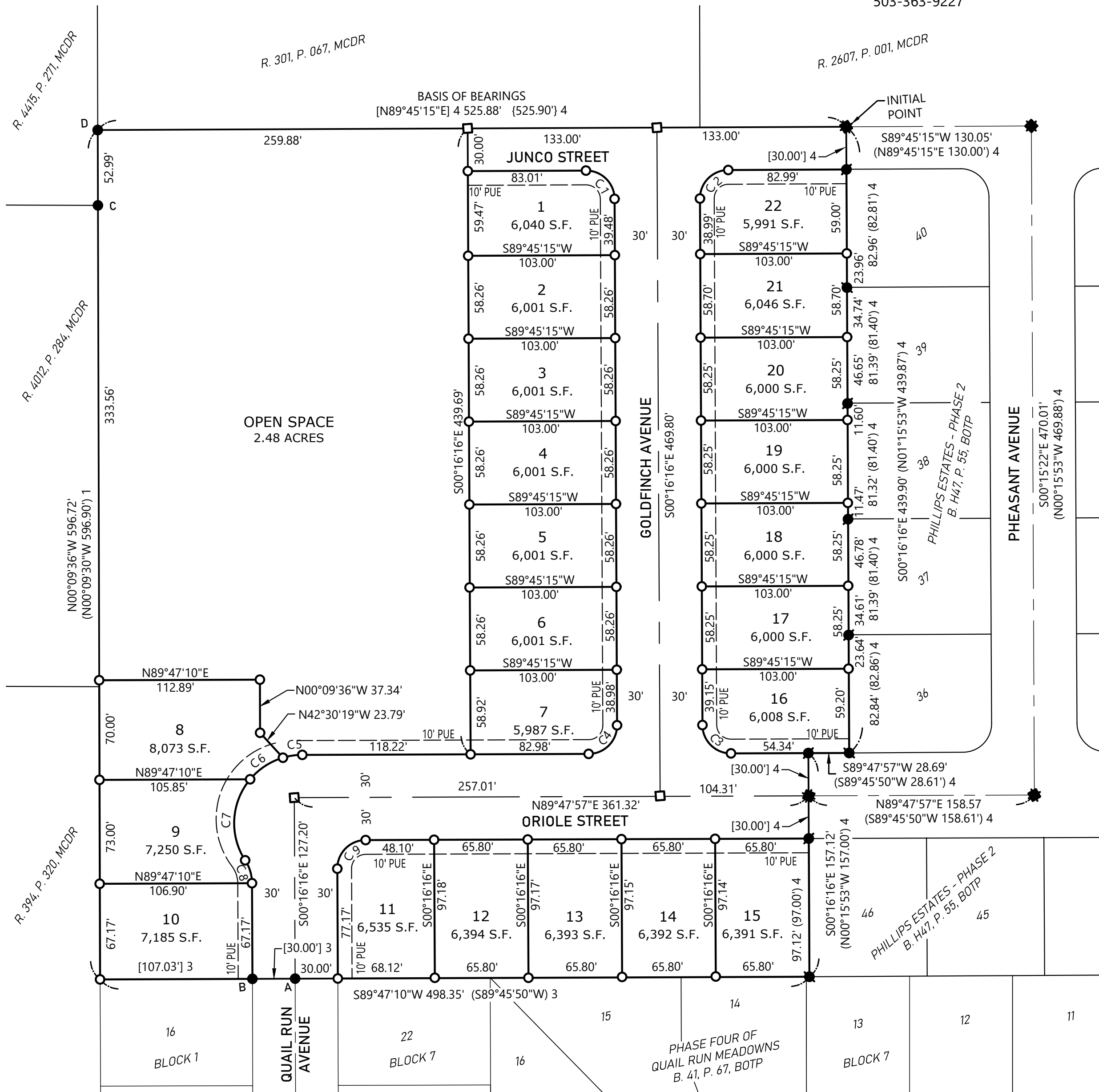


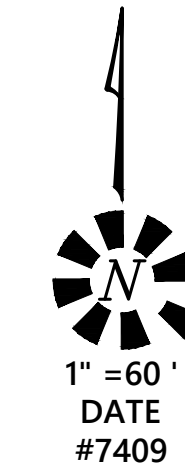
# PHILLIPS ESTATES - PHASE III

IN THE SE 1/4 SEC. 4, T. 9 S., R. 1 W., W.M.  
CITY OF STAYTON, MARION COUNTY, OREGON

BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227



CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	20.00'	89°58'29"	31.41'	N45°15'31"W	28.28'
C2	20.00'	90°01'31"	31.42'	S44°44'29"W	28.29'
C3	20.00'	89°55'47"	31.39'	S45°14'10"E	28.27'
C4	20.00'	90°04'13"	31.44'	N44°45'50"E	28.30'
C5	48.00'	16°28'02"	13.80'	S81°33'56"W	13.75'
C6	48.00'	33°21'44"	27.95'	S56°39'02"W	27.56'
C7	48.00'	72°48'49"	61.00'	S3°33'46"W	56.98'
C8	30.00'	32°34'22"	17.06'	N16°33'27"W	16.83'
C9	20.00'	90°04'13"	31.44'	S44°45'50"W	28.30'



**LEGEND:**

- BOTP = BOOK OF TOWN PLATS
- MCSR = MARION COUNTY SURVEY RECORD
- MCDR = MARION COUNTY DEED RECORDS
- W/YPC = WITH YELLOW PLASTIC CAP
- B. = BOOK
- IP = IRON PIPE
- IR = IRON ROD
- P. = PAGE
- PUE = PUBLIC UTILITY EASEMENT
- R. = REEL
- V. = VOLUME
- ( ) = RECORD DATA PER SURVEY NOTED
- [ ] = MEASURED AND RECORD DATA PER SURVEY NOTED
- { } = CALCULATED DATA PER SURVEY NOTED
- = FOUND MONUMENT - SEE MONUMENT TABLE
- ⦿ = 5/8" IRON ROD, W/YPC SCRIBED "WILSON PLS 2687", PER 4
- ⦿ = 5/8" IRON ROD WITH ALUMINUM CAP SCRIBED "WILSON PLS 2687", PER 4
- = SET 5/8" X 30" IRON ROD W/YPC SCRIBED "MULTI/TECH ENG."
- = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG."

**REFERENCE SURVEYS:**

- 1 = MCSR 18155
- 2 = MCSR 27525
- 3 = PHASE FOUR OF QUAIL RUN MEADOWS, B. 41, P. 67, BOTP
- 4 = PHILLIPS ESTATES - PHASE II, B. H47, P. 55, BOTP

**MONUMENT TABLE:**

- A = 5/8" IRON ROD W/YPC SCRIBED "LS 815", SET IN 3
- B = 5/8" IRON ROD, DOWN 0.9', W/YPC SCRIBED "LS 815", SET IN 3
- C = 5/8" IRON ROD, SET IN 2
- D = 1/2" IRON PIPE, SET IN 1

**GENERAL NOTES:**

1. ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
2. ALL MONUMENTS SET FLUSH WITH THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2027

# PHILLIPS ESTATES - PHASE III

## IN THE SE 1/4 SEC. 4, T. 9 S., R. 1 W., W.M.

### CITY OF STAYTON, MARION COUNTY, OREGON

BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227

**SURVEYOR'S CERTIFICATE:**

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS PHILLIPS ESTATES - PHASE III, AND THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD BEING THE INITIAL POINT, LOCATED 30.00 FOOT NORTHERLY OF THE NORTHWEST CORNER OF LOT 40, PHILLIPS ESTATES - PHASE II, BOOK H47, PAGE 55, MARION COUNTY BOOK OF TOWN PLATS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF STAYTON, MARION COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID PLAT THE FOLLOWING 3 CALLS: SOUTH 00°16'16" EAST 439.90 FEET TO A 5/8" IRON ROD; SOUTH 89°47'57" WEST 28.69 FEET TO A 5/8" IRON ROD; SOUTH 00°16'16" EAST 157.12 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF QUAIL RUN MEADOWS, AS RECORDED IN BOOK 41, PAGE 67 MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG SAID NORTH LINE, SOUTH 89°47'10" WEST 498.35 FEET TO A 5/8" IRON ROD ON THE EAST LINE OF DOCUMENT NUMBER 2017-4064 MARION COUNTY DEED RECORDS; THENCE ALONG SAID EAST LINE AND IT'S EXTENSION NORTH 00°09'36" WEST 596.73 FEET TO A 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF INSTRUMENT NUMBER 1893-455 MARION COUNTY DEED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID INSTRUMENT AND IT'S EXTENSION, NORTH 89°45'15" EAST 525.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.11 ACRES, MORE OR LESS.

ROBERT D. HAMMAN, 64202LS



**APPROVALS:**

\_\_\_\_\_  
MAYOR, CITY OF STAYTON DATE

\_\_\_\_\_  
CITY OF STAYTON PLANNING ADMINISTRATOR DATE  
LAND USE FILE NO. 11-07/24

\_\_\_\_\_  
CHAIRPERSON OR VICE-CHAIRPERSON DATE  
MARION COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
MARION COUNTY SURVEYOR DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH: \_\_\_\_\_

\_\_\_\_\_  
MARION COUNTY TAX COLLECTOR DATE

\_\_\_\_\_  
MARION COUNTY ASSESSOR DATE

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS THAT JCNW FAMILY, LLC AN OREGON LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON ATTACHED, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A LOTS, EASEMENTS, AND STREETS FOR THE PURPOSE OF A SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC THE RIGHT-OF-WAYS SHOWN HEREON AND GRANT THE EASEMENTS. WE HEREBY ACKNOWLEDGE THE PLAT NOTES SHOWN HEREON.

BY:

\_\_\_\_\_  
WILLIAM MARTINAK, MANAGER  
JCNW FAMILY, LLC

STATE OF OREGON } SS  
COUNTY OF MARION

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026, THAT WILLIAM MARTINAK, MANAGER, JCNW FAMILY, LLC, DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC FOR OREGON, AND THE ABOVE-NAMED PERSON WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

\_\_\_\_\_  
NOTARY SIGNATURE

\_\_\_\_\_  
NOTARY PUBLIC - OREGON

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO CREATE LOTS, EASEMENTS, AND STREETS FOR PHILLIPS ESTATES - PHASE III, AS ALLOWED STAYTON DEVELOPMENT PLAN FILE NUMBER 11-07/24. AWAITING MARION COUNTY PLANNING DECISION \_\_\_\_\_.

THE BASIS OF BEARINGS IS ALONG THE NORTH LINE AS SHOWN HEREON. I HELD THE CENTERLINE MONUMENT AT THE NORTHWEST CORNER OF PHILLIPS ESTATES - PHASE II AND MONUMENT "D" FOR THE NORTH BOUNDARY.

I HELD THE MONUMENTS ALONG THE WESTERN BOUNDARY OF PHILLIPS ESTATES - PHASE II AS SHOWN FOR THE EAST LINE OF THE SUBJECT PROPERTY.  
I HELD THE SOUTHWEST CORNER OF LOT 46, PHILLIPS ESTATES - PHASE II, AND RAN A LINE THROUGH MONUMENTS "A" & "B", TO THE NORTHWEST CORNER OF LOT 16, QUAIL RUN MEADOWS, WHICH FELL RECORD DISTANCE FROM MONUMENT "B".

I HELD MY CALCULATED POINT AT THE NORTHWEST CORNER OF LOT 16, AND RAN THE LINE TO MONUMENT "D" TO CLOSE THIS PLAT.

**PLAT NOTES:**

INSTRUMENT NUMBER 2014-00016070, IS TERMINATED UPON THE RECORDING OF THIS PLAT.

REEL 1648, PAGE 180, MCDR - ANNEXATION AGREEMENT - NOT DEPICTED HEREON

REEL 3605, PAGE 76, MCDR - PUBLIC UTILITY EASEMENT - NOT DEPICTED HEREON - BLANKET IN NATURE

STATE OF OREGON } SS  
COUNTY OF MARION

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORDING ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IT IS RECORDED IN THE MARION COUNTY BOOK OF TOWN PLATS, VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_. IT IS RECORDED IN THE MARION COUNTY DEED RECORDS IN INSTRUMENT NUMBER: \_\_\_\_\_.

BILL BURGESS, MARION COUNTY CLERK

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK