



# NOTICE of FILING

## LAND USE REQUEST AFFECTING THIS AREA

*There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.*

*Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.*

<b>CASE NUMBER:</b>	Replat Tentative Plan Case No. REP23-01
<b>PROPERTY LOCATION:</b>	1075 8th St NW and 1230 Glenview Way NW, Salem OR 97304
<b>NOTICE MAILING DATE:</b>	April 5, 2023
<b>PROPOSAL SUMMARY:</b>	A replat to consolidate seven existing properties into two lots.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than <u>5:00 p.m. Wednesday, April 19, 2023</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</b>
<b>CASE MANAGER:</b>	<b>Olivia Dias, Current Planning Manager</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: <a href="mailto:odias@cityofsalem.net">odias@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i>  West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: <a href="mailto:andersonriskanalysis@comcast.net">andersonriskanalysis@comcast.net</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 205.025(a) – Replat  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	Salem Keizer School District 24J, Samuel Marr
<b>APPLICANT(S):</b>	Joel Smallwood
<b>PROPOSAL REQUEST:</b>	A replat to consolidate seven existing properties (various lots within Waters Addition, West Salem Addition and Taggarts Subdivision into two lots approximately 0.34-acres and 14.97-acres in size. The subject properties are zoned PE (Public and Private Educational Services) and RS (Single Family Residential) and located at 1075 8th Street NW and 1230 Glenview Way NW (Polk County Assessor Map and Tax Lot Numbers: 073W21AC / 801, 073W21AC / 802, 073W21AC / 1700 073W21BD /1801, 073W21BD /1902, 073W21BD /18200 and 073W21DB / 100).
<b>APPLICATION PROCESS:</b>	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 22 123645. Paper copies can be obtained for a reasonable cost.

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE**  
**For more information about Planning in Salem:**  
<http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development*

*Department at 503-588-6173 at least three business days before this meeting or event.*

*TTD/TTY telephone 503-588-6439 is also available 24/7*

# REQUEST FOR COMMENTS

*Si necesita ayuda para comprender esta información, por favor llame 503-588-6173*

**REGARDING:** Replat Tentative Plan Case No. REP23-01  
**PROJECT ADDRESS:** 1075 8th St NW and 1230 Glenview Way NW, Salem OR 97304  
**AMANDA Application No.:** 22-123645-PLN  
**COMMENT PERIOD ENDS:** April 19, 2023

**SUMMARY:** A replat to consolidate seven existing properties into two lots.

**REQUEST:** A replat to consolidate seven existing properties (various lots within Waters Addition, West Salem Addition and Taggarts Subdivision into two lots approximately 0.34-acres and 14.97-acres in size. The subject properties are zoned PE (Public and Private Educational Services) and RS (Single Family Residential) and located at 1075 8th Street NW and 1230 Glenview Way NW (Polk County Assessor Map and Tax Lot Numbers: 073W21AC / 801, 073W21AC / 802, 073W21AC / 1700 073W21BD /1801, 073W21BD /1902, 073W21BD /18200 and 073W21DB / 100).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

**Comments received by 5:00 p.m. Wednesday, April 19, 2023**, will be considered in the decision process. Comments received after this date will be not considered. Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.

**CASE MANAGER:** Olivia Dias, Current Planning Manager, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2343; E-Mail: [odias@cityofsalem.net](mailto:odias@cityofsalem.net).

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

**PLEASE CHECK THE FOLLOWING THAT APPLY:**

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name/Agency: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Date: \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**



NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

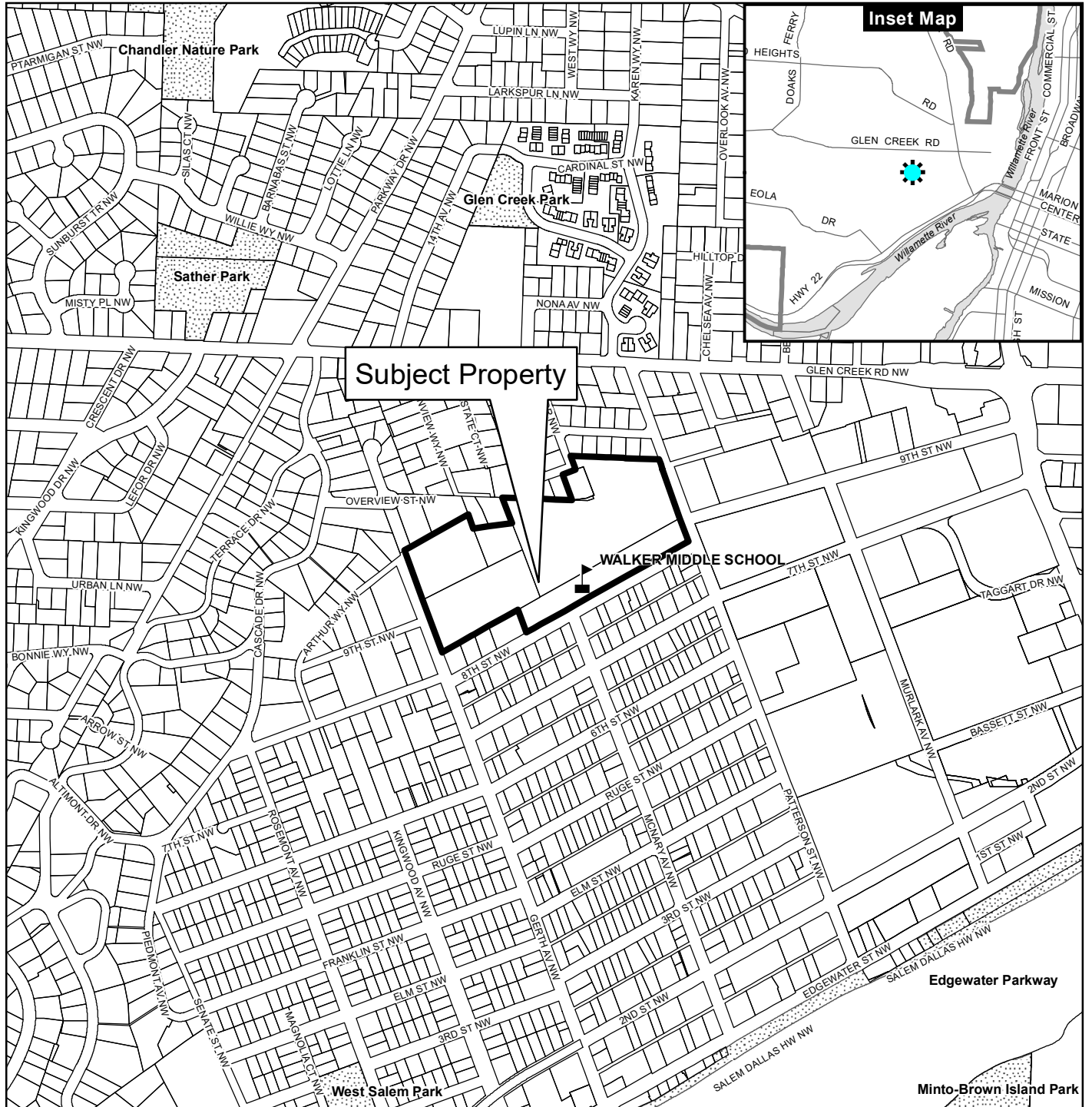
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FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE






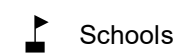

PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907



# Vicinity Map 1075 8th Street NW



## Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

0 100 200 400 Feet



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# PARTITION PLAT NO. 2023-

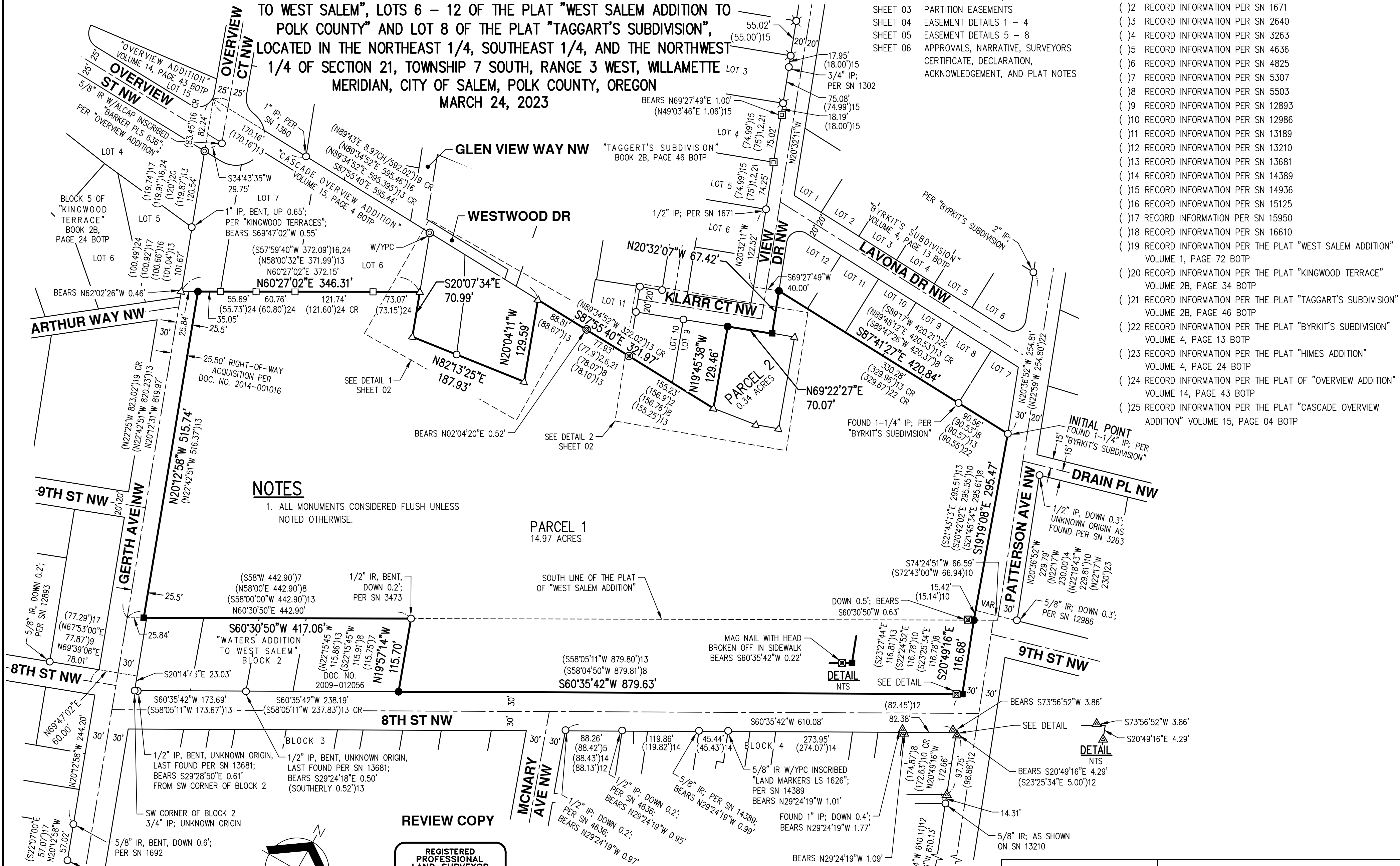
A REPLAT OF A PORTION OF LOTS 1 - 13 OF THE PLAT "WATERS ADDITION TO WEST SALEM", LOTS 6 - 12 OF THE PLAT "WEST SALEM ADDITION TO POLK COUNTY" AND LOT 8 OF THE PLAT "TAGGART'S SUBDIVISION", LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, AND THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, POLK COUNTY, OREGON  
MARCH 24, 2023

## SHEET INDEX

SHEET 01	PLAT, REFERENCES
SHEET 02	BOUNDARY DETAILS, LEGEND
SHEET 03	PARTITION EASEMENTS
SHEET 04	EASEMENT DETAILS 1 - 4
SHEET 05	EASEMENT DETAILS 5 - 8
SHEET 06	APPROVALS, NARRATIVE, SURVEYORS CERTIFICATE, DECLARATION, ACKNOWLEDGEMENT, AND PLAT NOTES

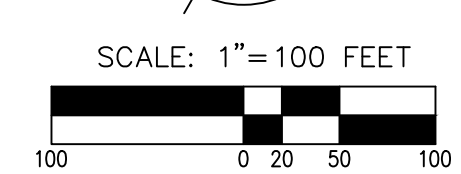
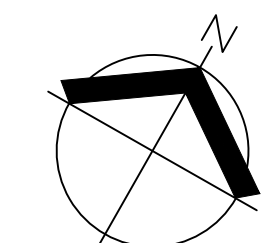
## REFERENCES

- ( )1 RECORD INFORMATION PER SN 1302
- ( )2 RECORD INFORMATION PER SN 1671
- ( )3 RECORD INFORMATION PER SN 2640
- ( )4 RECORD INFORMATION PER SN 3263
- ( )5 RECORD INFORMATION PER SN 4636
- ( )6 RECORD INFORMATION PER SN 4825
- ( )7 RECORD INFORMATION PER SN 5307
- ( )8 RECORD INFORMATION PER SN 5503
- ( )9 RECORD INFORMATION PER SN 12893
- ( )10 RECORD INFORMATION PER SN 12986
- ( )11 RECORD INFORMATION PER SN 13189
- ( )12 RECORD INFORMATION PER SN 13210
- ( )13 RECORD INFORMATION PER SN 13681
- ( )14 RECORD INFORMATION PER SN 14389
- ( )15 RECORD INFORMATION PER SN 14936
- ( )16 RECORD INFORMATION PER SN 15125
- ( )17 RECORD INFORMATION PER SN 15950
- ( )18 RECORD INFORMATION PER SN 16610
- ( )19 RECORD INFORMATION PER THE PLAT "WEST SALEM ADDITION" VOLUME 1, PAGE 72 BOTP
- ( )20 RECORD INFORMATION PER THE PLAT "KINGWOOD TERRACE" VOLUME 2B, PAGE 34 BOTP
- ( )21 RECORD INFORMATION PER THE PLAT "TAGGART'S SUBDIVISION" VOLUME 2B, PAGE 46 BOTP
- ( )22 RECORD INFORMATION PER THE PLAT "BYRKIT'S SUBDIVISION" VOLUME 4, PAGE 13 BOTP
- ( )23 RECORD INFORMATION PER THE PLAT "HIMES ADDITION" VOLUME 4, PAGE 24 BOTP
- ( )24 RECORD INFORMATION PER THE PLAT OF "OVERVIEW ADDITION" VOLUME 14, PAGE 43 BOTP
- ( )25 RECORD INFORMATION PER THE PLAT "CASCADE OVERVIEW ADDITION" VOLUME 15, PAGE 04 BOTP



### NOTES

- ALL MONUMENTS CONSIDERED FLUSH UNLESS NOTED OTHERWISE.



**REGISTERED PROFESSIONAL LAND SURVEYOR**

**OREGON**  
MARCH 14, 2017  
BENJAMIN R HUFF  
84738PLS  
RENEWS: 6/30/23

**PREPARED FOR**  
SALEM-KEIZER SCHOOL DISTRICT 24J  
2450 LANCASTER DRIVE NE  
SALEM, OREGON 97305

JOB NAME:	WALKER REPLAT
JOB NUMBER:	6656-28
DRAWN BY:	AK
CHECKED BY:	MK
DRAWING NO.:	6656-28PLAT

AKS ENGINEERING & FORESTRY, LLC  
3700 RIVER RD N, STE 1  
KEIZER, OR 97303  
503.400.6028  
WWW.AKS-ENG.COM

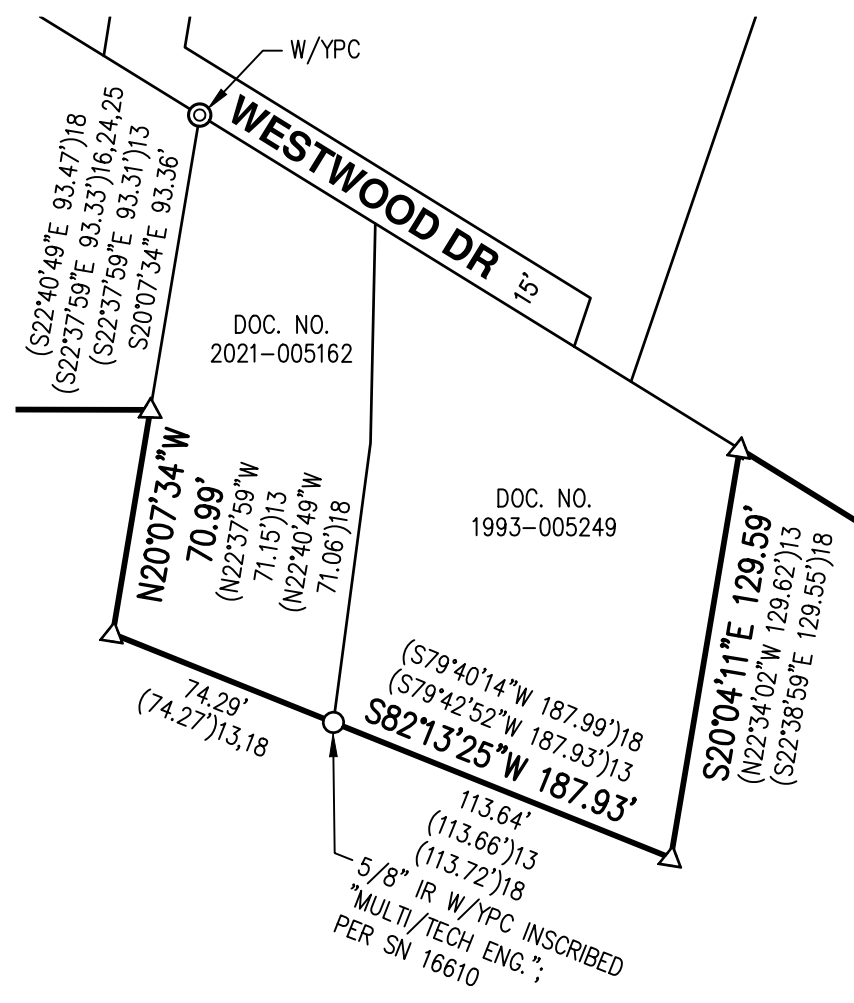
**AKS**

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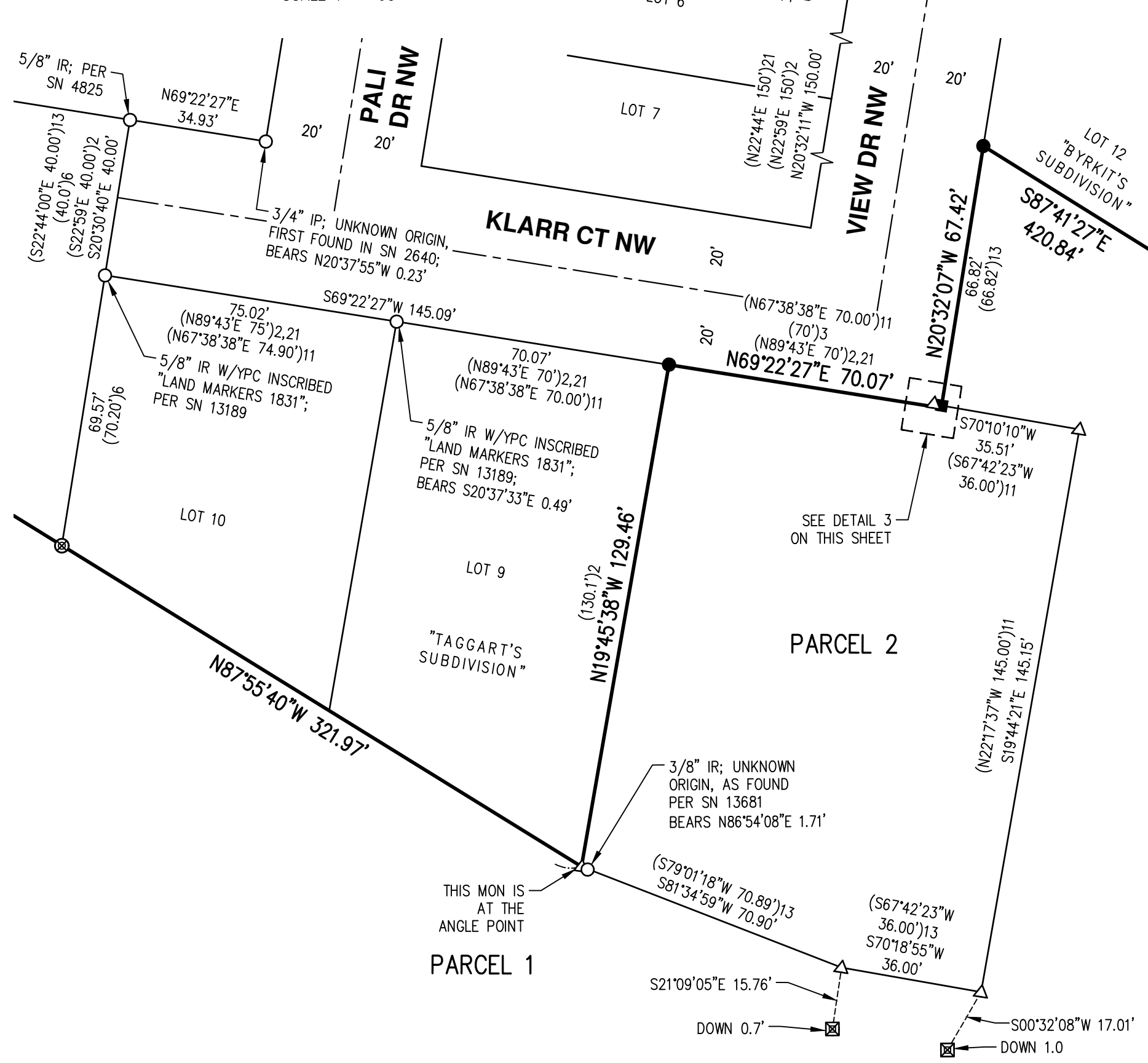
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 MARCH 24, 2023

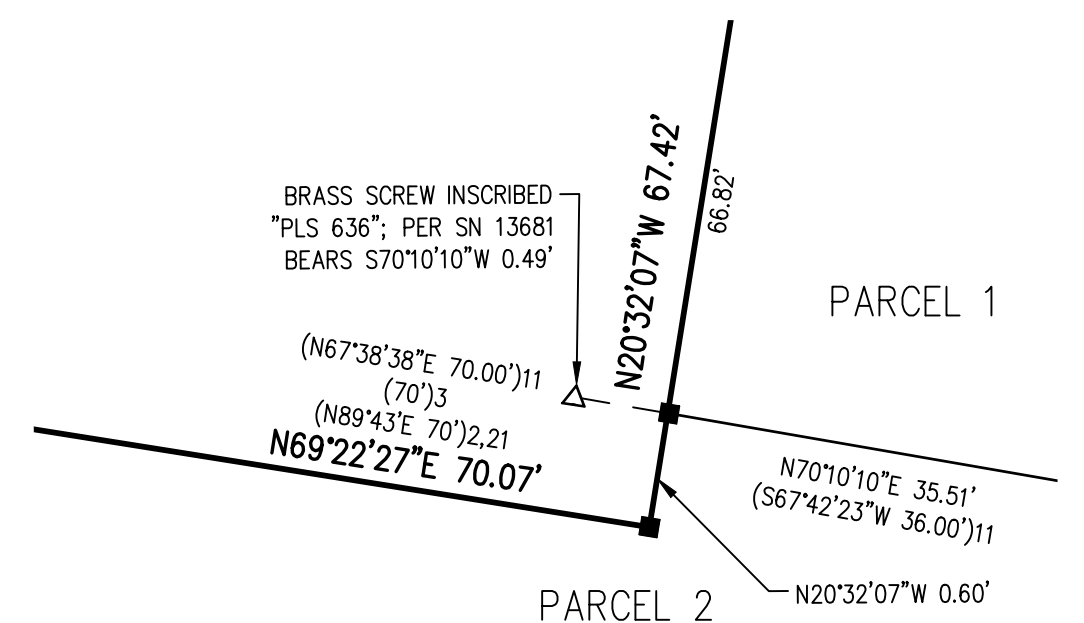
**DETAIL 1**  
 SCALE 1" = 60'



**DETAIL 2**  
 SCALE 1" = 60'



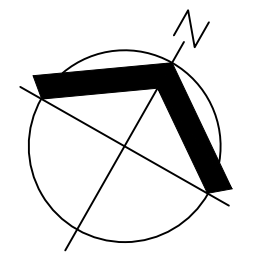
**DETAIL 3**  
 SCALE 1" = 1'



**LEGEND**

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."
- SET 1-1/8" BRASS DISK INSCRIBED "AKS ENGR."
- FOUND 5/8" IRON ROD W/YPC INSCRIBED "BARKER PLS 636"; PER "OVERVIEW ADDITION"; HELD UNLESS NOTED OTHERWISE
- △ FOUND 5/8" IRON ROD W/YPC INSCRIBED "BARKER PLS 636"; PER SN 13681; HELD UNLESS NOTED OTHERWISE.
- ⊗ FOUND 5/8" IRON ROAD W/YPC INSCRIBED "PLS 1195"; PER SN 14936; HELD UNLESS NOTED OTHERWISE
- ▲ FOUND 5/8" IR W/YPC INSCRIBED "LAND MARKERS LS 1831"; PER SN 13210; HELD UNLESS NOTED OTHERWISE
- ⊙ FOUND 5/8" IR W/ ALUMINUM CAP INSCRIBED "BARKER PLS 636"; PER SN 15125; HELD UNLESS NOTED OTHERWISE
- ⊠ FOUND 3/4" IP; PER SN 1302; HELD UNLESS NOTED OTHERWISE
- ⊗ FOUND 3/8" IR; AS FOUND ON SN 13681, ORIGIN UNKNOWN; HELD UNLESS NOTED OTHERWISE
- ⊠ FOUND 1/2" IP; PER SN 5503; HELD UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- IP IRON PIPE
- IR IRON ROD
- W/YPC WITH A YELLOW PLASTIC CAP
- W/ALCAP WITH A ALUMINUM CAP
- PP NO. PARTITION PLAT NUMBER PER POLK COUNTY SURVEY RECORDS
- SN SURVEY NUMBER PER POLK COUNTY SURVEY RECORDS
- CR CALCULATED RECORD
- BOTP POLK COUNTY BOOK OF TOWN PLATS
- DOC. NO. DOCUMENT NUMBER, POLK COUNTY DEED RECORDS
- CH CHAINS

REVIEW COPY



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OREGON  
 MARCH 14, 2017  
 BENJAMIN R HUFF  
 84738PLS  
 RENEWS: 6/30/23

JOB NAME:	WALKER REPLAT
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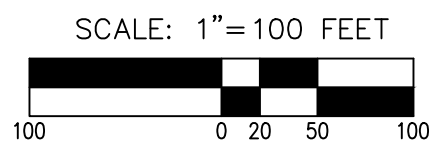
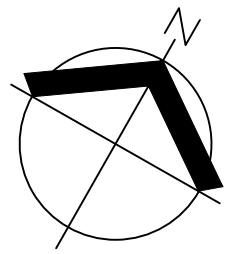
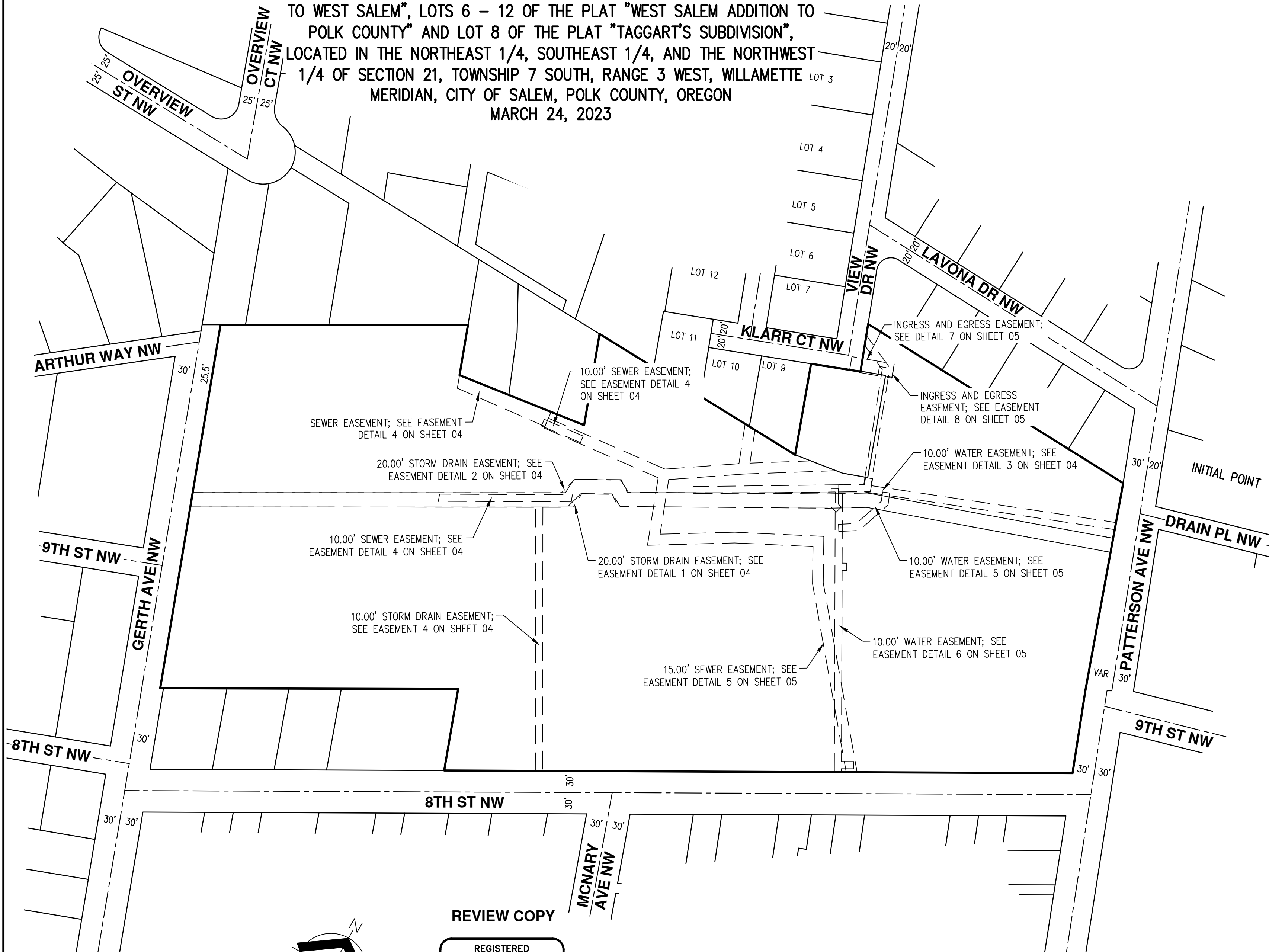


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PREPARED FOR  
 SALEM-KEIZER SCHOOL DISTRICT 24J  
 2450 LANCASTER DRIVE NE  
 SALEM, OREGON 97305

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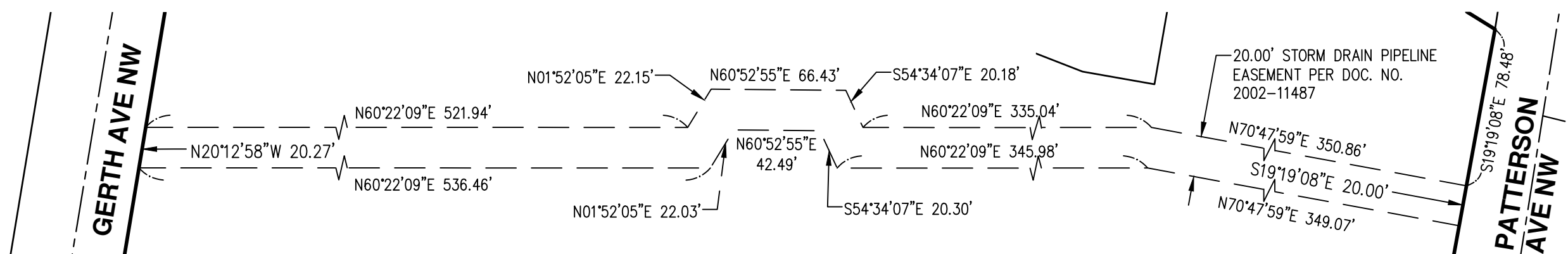


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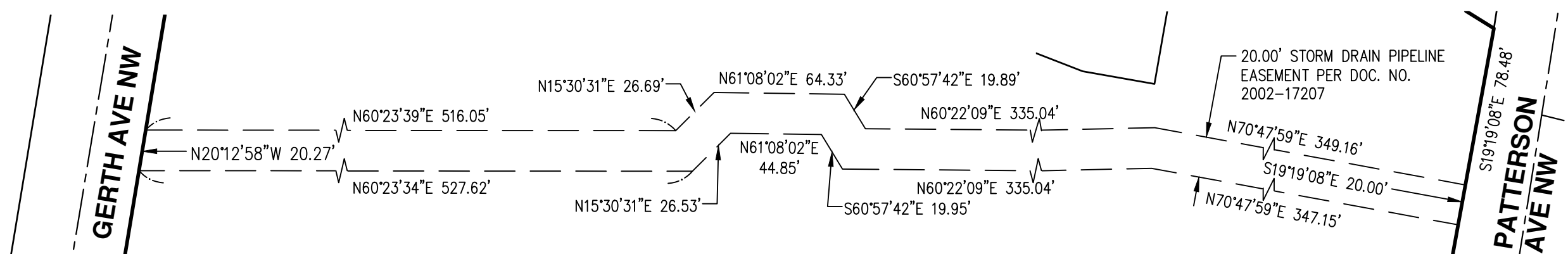
## EASEMENT DETAIL 1

SCALE 1" = 60'



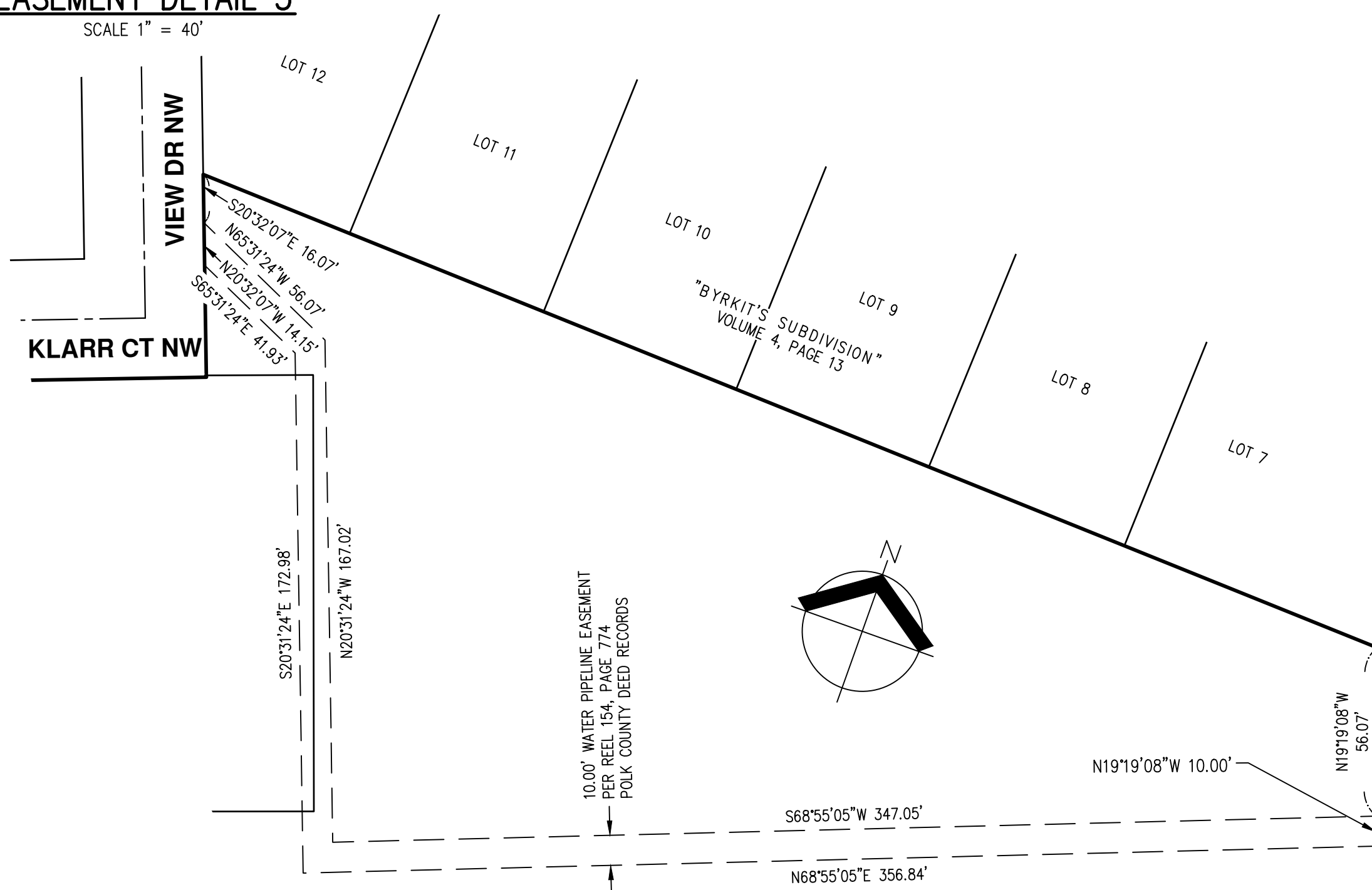
## EASEMENT DETAIL 2

SCALE 1" = 60'



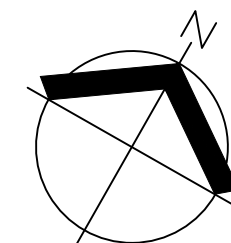
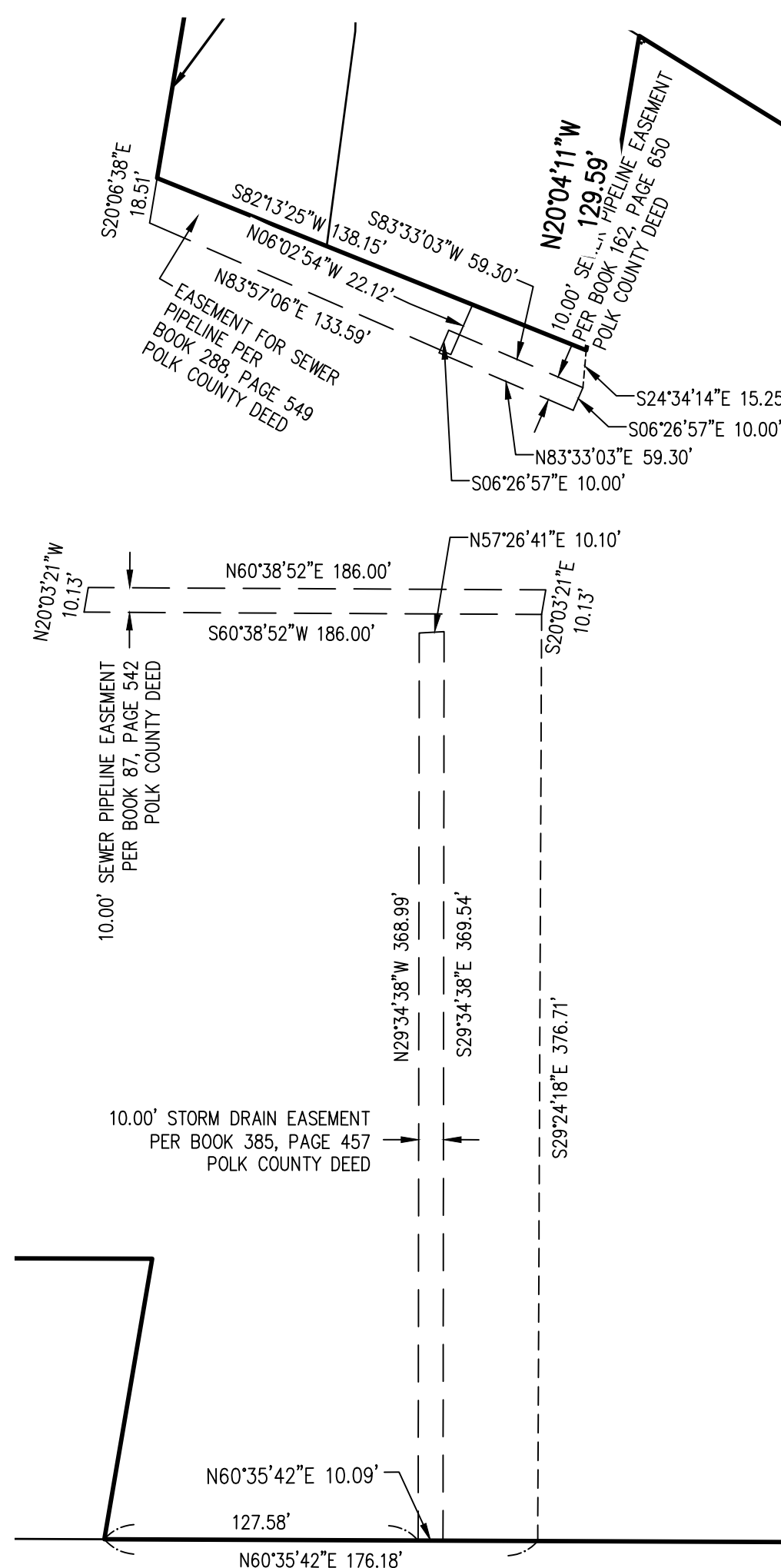
## EASEMENT DETAIL 3

SCALE 1" = 40'



## EASEMENT DETAIL 4

SCALE 1" = 60'



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8TH STREET NW

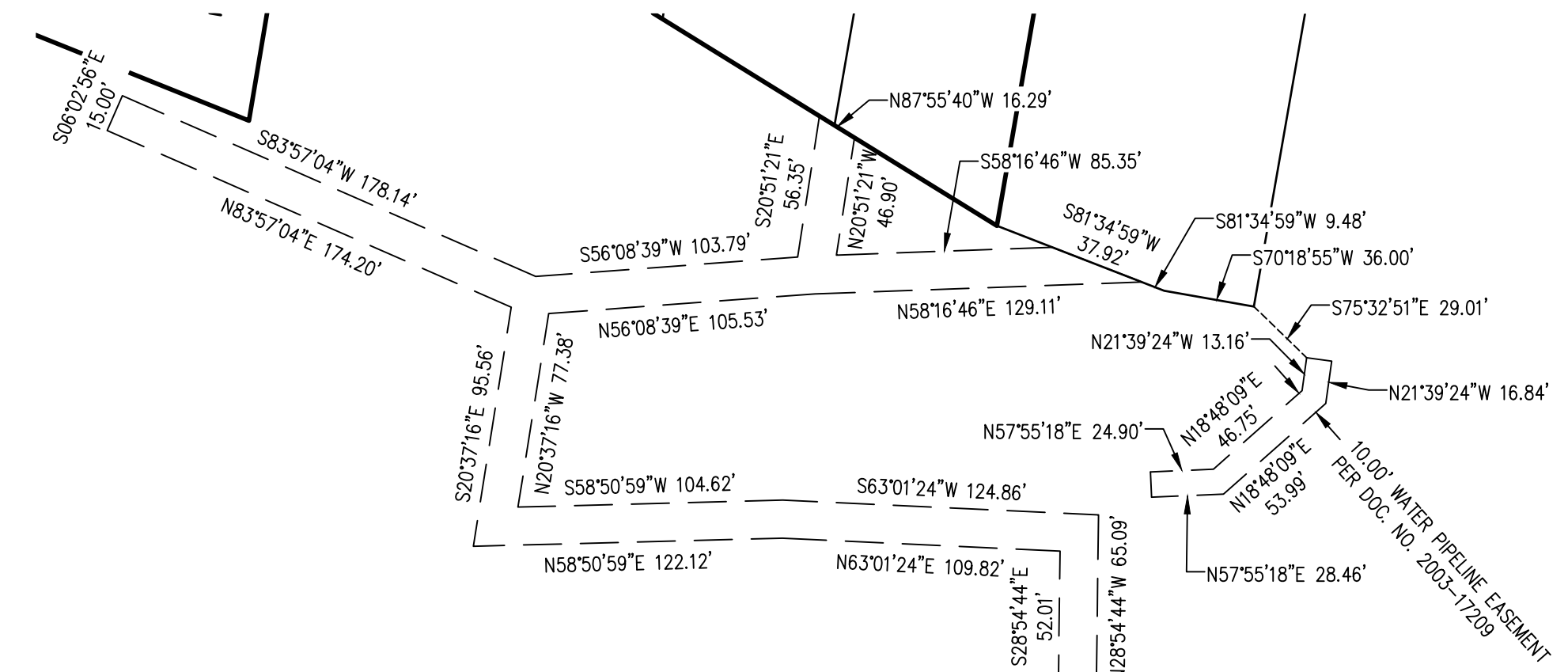
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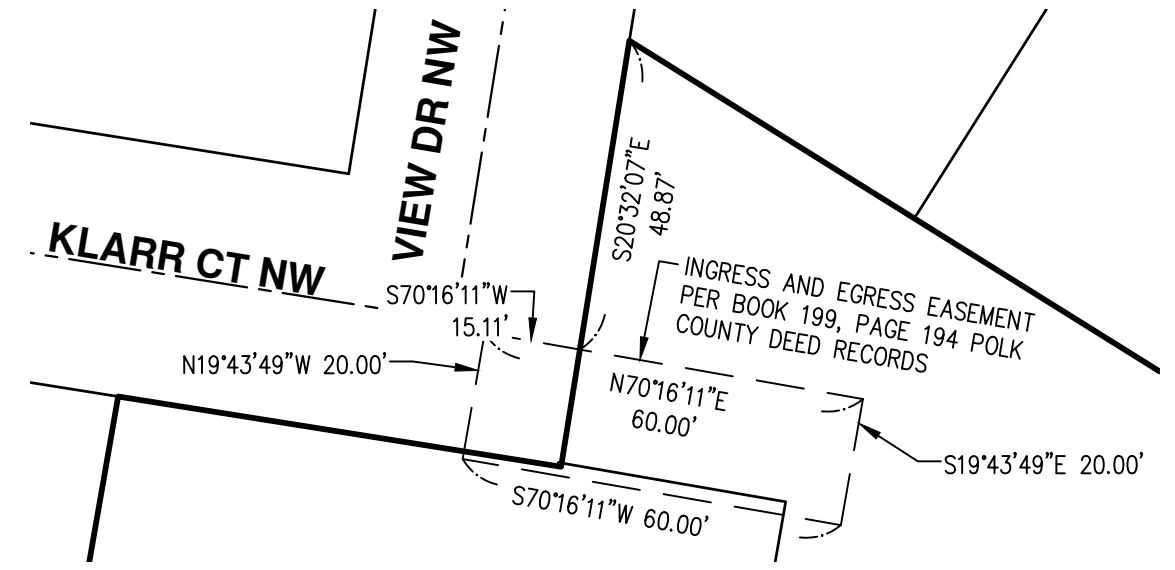
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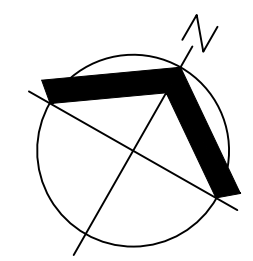
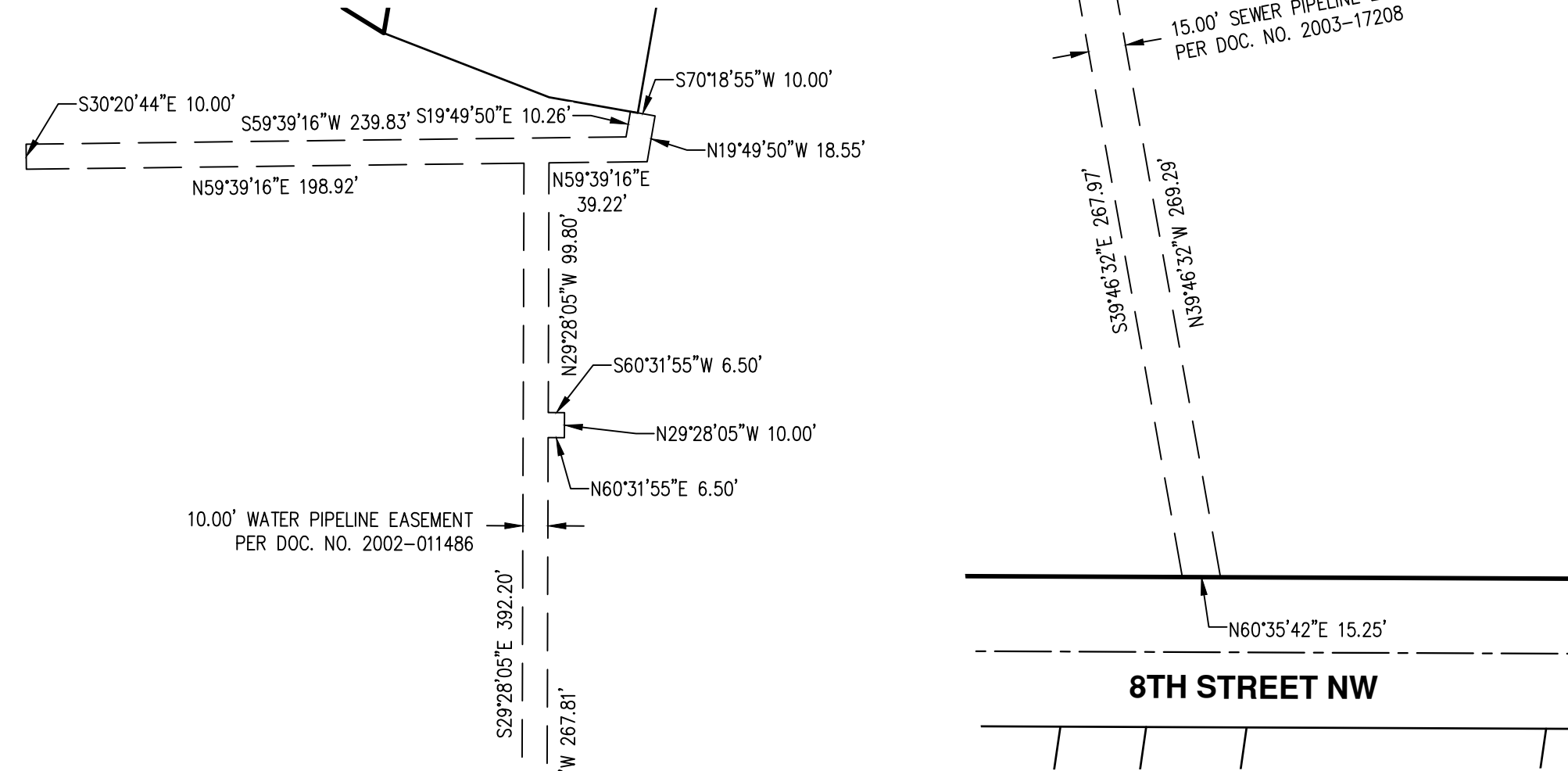
**EASEMENT DETAIL 5**  
 SCALE 1" = 60'



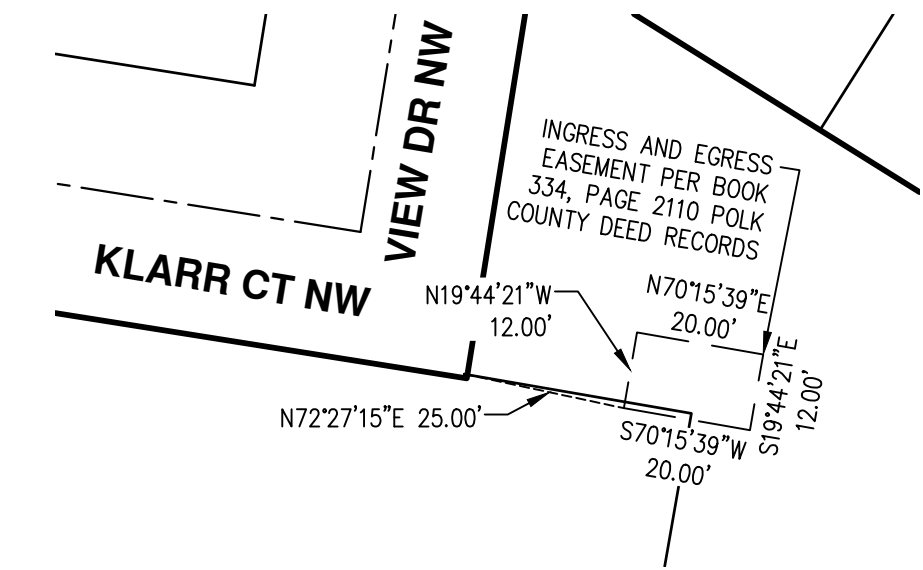
**EASEMENT DETAIL 7**  
 SCALE 1" = 30'



**EASEMENT DETAIL 6**  
 SCALE 1" = 60'



**EASEMENT DETAIL 8**  
 SCALE 1" = 30'



**8TH STREET NW**

**8TH STREET NW**

**PATTERSON AVE NW**

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REGISTERED PROFESSIONAL LAND SURVEYOR

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MARCH 24, 2023

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SALEM-KEIZER SCHOOL DISTRICT 24-J (WHO ACQUIRED TITLE AS POLK COUNTY SCHOOL DISTRICT 24-J), AN OREGON MUNICIPAL CORPORATION, IS THE OWNER OF THE LAND SHOWN ON THE ANNEXED MAP AND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92.

JOEL SMALLWOOD, DIRECTOR OF MAINTENANCE AND CONSTRUCTION SERVICES  
SALEM-KEIZER SCHOOL DISTRICT 24-J, AN OREGON MUNICIPAL CORPORATION

## ACKNOWLEDGEMENT

STATE OF OREGON )  
 ) SS  
COUNTY OF POLK )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2023  
BY JOEL SMALLWOOD AS DIRECTOR OF MAINTENANCE AND CONSTRUCTION SERVICES,  
SALEM-KEIZER SCHOOL DISTRICT 24-J, AN OREGON MUNICIPAL CORPORATION

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

\_\_\_\_\_  
NOTARY PUBLIC – OREGON

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

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

## PLAT NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL, RECORDED IN REEL 4531, PAGE 351, AND SET FORTH IN CITY OF SALEM APPLICATION FILE NO. 22-117589-PLN.

## PREPARED FOR

SALEM-KEIZER SCHOOL DISTRICT 24J  
2450 LANCASTER DRIVE NE  
SALEM, OREGON 97305

JOB NAME:	WALKER MS
JOB NUMBER:	6656-28
DRAWN BY:	AK
CHECKED BY:	JFS / MK
DRAWING NO.:	6656-28 Plat

AKS ENGINEERING & FORESTRY, LLC  
3700 RIVER RD N, STE 1  
KEIZER, OR 97303  
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## CITY OF SALEM APPROVALS

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: \_\_\_\_\_  
CITY OF SALEM PLANNING ADMINISTRATOR  
APPLICATION CASE NO: \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: \_\_\_\_\_  
CITY OF SALEM, SURVEYOR

## POLK COUNTY APPROVALS

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: \_\_\_\_\_  
POLK COUNTY ASSESSOR

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: \_\_\_\_\_  
POLK COUNTY BOARD OF COMMISSIONERS

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH \_\_\_\_\_ .  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
POLK COUNTY TAX COLLECTOR

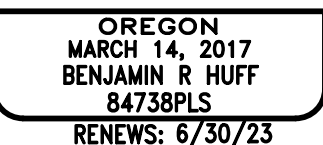
STATE OF OREGON )  
 ) SS  
COUNTY OF POLK )

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT NO. \_\_\_\_\_ WAS RECEIVED FOR RECORDING ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_M., AND RECORDED IN THE BOOK OF PARTITION PLATS. ALSO REFERENCED IN THE POLK COUNTY DEED RECORDS IN REEL, \_\_\_\_\_, AT PAGE \_\_\_\_\_.

BILL BURGESS, POLK COUNTY CLERK

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

### REVIEW COPY



## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO PARTITION THE LAND DESCRIBED AS A PORTION OF LOTS 1-13 OF THE PLAT "WATERS ADDITION TO WEST SALEM", LOTS 6-12 OF THE PLAT "WEST SALEM ADDITION TO POLK COUNTY" AND LOT 8 OF THE PLAT "TAGGART'S SUBDIVISION", PER CITY OF SALEM APPLICATION FILE 22-117589-PLN.

THE NORTH RIGHT-OF-WAY LINE OF 8TH STREET NW, ALSO BEING A PORTION OF THE SOUTH PROPERTY LINE, WAS ESTABLISHED BY HOLDING THE MAG NAIL PER SURVEY NUMBER 5503 AND THE 3/4-INCH IRON PIPE WHOSE ORIGIN IS UNKNOWN, SET AT THE SOUTHWEST CORNER OF BLOCK 2 OF THE PLAT "WATERS ADDITION TO WEST SALEM." THIS RESOLUTION FOLLOWS SURVEY NUMBER 5503 AS CONTROLLING. SURVEY NUMBER 12986 ALSO HOLDS THE MAG NAIL AS CONTROLLING FOR THE NORTH LINE LOCATION.

THE NORTH LINE OF SAID BLOCK 2, ALSO BEING A PORTION OF THE SOUTH PROPERTY LINE, WAS ESTABLISHED BY HOLDING THE 1/2-INCH IRON ROD PER SURVEY NUMBER 3473 AND THE 1/2-INCH IRON PIPE PER SN 5503. THE RESULTING LENGTH OF BLOCK 2 MATCHES RECORD WITHIN 0.05 FEET OF SURVEY NUMBER 5307, AND WITHIN 0.21 FEET OF SURVEY NUMBERS 5503 AND 13681.

THE CENTERLINE OF GERTH AVENUE NW, ALSO BEING THE WEST LINE OF THE PLAT OF "WATERS ADDITION TO WEST SALEM", AND THE WEST LINE OF THE PLAT "WEST SALEM ADDITION", WAS ESTABLISHED BY HOLDING THE 5/8" IRON ROD WITH ALUMINUM CAP AT THE NORTHEAST CORNER OF LOT 4 OF THE PLAT "KINGWOOD TERRACE" AND HOLDING THE 5/8" IRON RODS PER SURVEY NUMBER 1692 ON THE WEST RIGHT-OF-WAY LINE 30.00' FROM CENTERLINE. OTHER MONUMENTS FOUND SUPPORT THIS RESOLUTION.

THE WEST PROPERTY LINE, BEING A PORTION OF THE EAST RIGHT-OF-WAY LINE OF GERTH AVENUE NW, WAS ESTABLISHED BY HOLDING A LINE PARALLEL WITH AND 25.50 FEET EASTERLY OF THE CENTER LINE AS ESTABLISHED ABOVE PER RIGHT-OF-WAY ACQUISITION DOCUMENT NUMBER 2014-001016.

THE NORTH PROPERTY LINE WAS ESTABLISHED BY HOLDING MONUMENTS PER THE PLAT "CASCADE OVERVIEW ADDITION", SURVEY NUMBER 16381, SURVEY NUMBER 16610, AND THE PLAT "BYRKIT'S SUBDIVISION". A PORTION OF THE NORTH LINE, BEING A PORTION OF THE EAST RIGHT-OF-WAY LINE OF VIEW DRIVE NW, WAS ESTABLISHED BY HOLDING MONUMENTS ON THE WEST SIDE OF SAID RIGHT-OF-WAY PER THE PLAT "TAGGERT'S SUBDIVISION" AND SURVEY NUMBER 1302 AND HOLDING A LINE PARALLEL WITH AND 40.00 FEET, PER SAID PLAT, EASTERLY OF THE WEST RIGHT-OF-WAY LINE.

A PORTION OF THE NORTH LINE, BEING A PORTION OF THE SOUTH RIGHT-OF-WAY LINE OF KLARR COURT NW, WAS ESTABLISHED BY HOLDING MONUMENT A MONUMENT SET IN SN 4825 ON THE NORTH SIDE OF SAID RIGHT-OF-WAY, AND THE PLATED DISTANCE FROM THE NORTHEAST CORNER OF LOT 8 OF THE PLAT "TAGGERT'S SUBDIVISION" AND HOLDING A LINE PARALLEL WITH AND 40.00 FEET, PER SAID PLAT, SOUTH OF SAID NORTH RIGHT-OF-WAY LINE.

THE WEST RIGHT-OF-WAY LINE OF PATTERSON AVENUE NW WAS ESTABLISHED BY HOLDING MONUMENTS PER "BYRKIT'S SUBDIVISION", SURVEY NUMBER 5503, AND SURVEY NUMBER 13210.

## SURVEYOR'S CERTIFICATE

I, BENJAMIN HUFF, 84738PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEXED MAP, SITUATED IN THE NORTHEAST 1/4, THE SOUTHEAST 1/4, AND NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, POLK COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A FOUND 1-INCH IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF LOT 7 OF THE PLAT "BYRKIT'S SUBDIVISION", VOLUME 4, PAGE 13, POLK COUNTY BOOK OF TOWN PLATS, ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF PATTERSON AVENUE NW (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 19°19'08" EAST 295.47 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 20°49'16" EAST 116.68 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 8<sup>TH</sup> STREET NW; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 60°35'42" WEST 879.63 FEET TO THE EAST LINE OF DOCUMENT NUMBER 2009-012056, POLK COUNTY DEED RECORDS; THENCE ALONG SAID EAST LINE, NORTH 19°57'47" WEST 115.70 FEET TO THE NORTH LINE OF BLOCK 2 OF "WATERS ADDITION TO WEST SALEM", VOLUME 1, PAGE 89, POLK COUNTY BOOK OF TOWN PLATS; THENCE ALONG SAID NORTH LINE, SOUTH 60°30'50" WEST 417.06 FEET TO THE EAST RIGHT-OF-WAY LINE OF GERTH AVENUE NW (25.50 FEET FROM CENTERLINE); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 20°12'58" WEST 515.74 FEET TO THE SOUTH LINE OF THE PLAT "CASCADE OVERVIEW ADDITION" VOLUME 15, PAGE 4 POLK COUNTY BOOK OF TOWN PLATS; THENCE ALONG SAID SOUTH LINE, NORTH 60°27'02" EAST 346.31 FEET TO THE WEST LINE OF DOCUMENT NUMBER 2021-005162, POLK COUNTY DEED RECORDS; THENCE ALONG SAID WEST LINE, SOUTH 20°07'34" EAST 70.99 FEET TO THE SOUTH LINE OF SAID DEED; THENCE ALONG SAID SOUTH LINE AND THE EASTERLY PROJECTION THEREOF, NORTH 82°13'25" EAST 187.93 FEET TO THE EAST LINE OF DOCUMENT NUMBER 1993-005249, POLK COUNTY DEED RECORDS; THENCE ALONG SAID EAST LINE, NORTH 20°04'11" WEST 129.59 FEET TO THE NORTH LINE OF LOT 8 OF THE PLAT "WEST SALEM ADDITION" VOLUME 1, PAGE 72, POLK COUNTY BOOK OF TOWN PLATS; THENCE ALONG SAID NORTH LINE AND THE EASTERLY PROJECTION THEREOF, SOUTH 87°55'40" EAST 321.97 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF THE PLAT "TAGGART'S SUBDIVISION"; THENCE ALONG THE WESTERLY LINE OF SAID LOT, NORTH 19°45'38" EAST 129.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KLARR COURT NW (20.00 FEET FROM CENTERLINE); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 69°22'27" WEST 70.07 FEET TO THE EAST RIGHT-OF-WAY LINE OF VIEW DRIVE NW (20.00 FEET FORM CENTERLINE); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 20°32'07" EAST 67.42 FEET TO THE SOUTH LINE OF SAID "BYRKIT'S SUBDIVISION"; THENCE ALONG SAID SOUTH LINE, SOUTH 87°41'27" EAST 420.84 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 15.31 ACRES, MORE OR LESS.