

**R. 4583, P. 227 PROPERTY RESEARCH**

THAT REAL PROPERTY, DESCRIBED IN REEL 4583, PAGE 227, RECORDED IN MARION COUNTY DEED RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 5 AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 8 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON.

ALL INVOLVED TAX LOTS APPEAR TO HAVE BEEN ORIGINALLY CREATED AS PORTIONS OF THE DIVISION OF THE J.B. ASHBY ESTATE DEPICTED IN MCSR 10020 (1945) & MCSR 6545a (Unknown date), AND MORE PARTICULARLY DESCRIBED AS THE SOUTHWESTERLY TWO PARCELS DEPICTED ON MCSR 10020, CONTAINING 53.34 ACRES, MORE OR LESS.

**ASSESSOR'S MAP NO.:** 08 2W 05 SALEM

**TAX LOTS:** 200, 300, 400, 401, & 500

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**TAX LOT 200:**

A PORTION OF PARCEL 3, R. 4583, P. 227, MCDR, BEING ALSO A PORTION OF THE PARCEL LOCATED NORTHEAST OF A POINT 193.35 FEET NORTHEAST OF THE NORTHERLY CORNER OF THOMAS STANLEY D.L.C. #46 DEPICTED IN MCSR 10020 & MCSR 6545a.

THE SOUTHWESTERLY LINE OF TAX LOT 200 WAS ORIGINALLY CREATED IN MCSR 24936, IN 1975. MCSR 24936 ALSO APPEARS TO OFFICIALLY DEDICATE THE SOUTHEASTERLY 50.04 FEET OF THE SUBJECT PROPERTY TO MARION COUNTY, COUNTY ROAD 847 – HOLLAND DRIVE.

MCSR 30338 TRANSFERS APPROXIMATELY 1.00 ACRES FROM PARCEL 2 (TAX LOT 400) TO PARCEL 3 (TAX LOT 200), CREATING TAX LOT 401.

A 30-FOOT-WIDE PERMANENT EASEMENT FOR ROAD FRONTAGE IS DEPICTED ON MCSR 31165, AS WELL AS A PERMANENT EASEMENT FOR AN ACCESS ROAD. THE ACCESS ROAD EASEMENT APPEARS TO BENEFIT TAX LOTS 401 AND 400. IT APPEARS THIS SURVEY ALSO DEDICATES THE SOUTHWESTERLY 15.00 FEET OF THE SUBJECT PROPERTY TO THE CORDON ROAD RIGHT-OF-WAY.

**TAX LOT 300:**

PARCEL 1, R. 4583, P. 227, MCDR, BEING ALSO A PORTION OF THE PARCEL LOCATED NORTHEAST OF A POINT 193.35 FEET NORTHEAST OF THE NORTHERLY CORNER OF THOMAS STANLEY D.L.C. #46 DEPICTED IN MCSR 10020 & MCSR 6545a. {SEE ALSO R.188, P. 366, MCDR}

TAX LOT 300 WAS FIRST DEPICTED IN MCSR 26300, IN 1977.

MCSR 31165 DEPICTS A PERMANENT EASEMENT FOR AN ACCESS ROAD WHICH APPEARS TO BENEFIT TAX LOTS 200, 400, & 401, WHILE AFFECTING TAX LOT 300. IT APPEARS THIS SURVEY ALSO DEDICATES THE SOUTHWESTERLY 15.00 FEET OF THE SUBJECT PROPERTY TO THE CORDON ROAD RIGHT-OF-WAY.

**TAX LOT 400:**

A PORTION OF PARCEL 2, R. 4583, P. 227, MCDR, BEING ALSO A PORTION OF THE MOST SOUTHWESTERLY PARCEL DEPICTED IN MCSR 10020 & MCSR 6545a. {SEE ALSO R. 199, P. 1514, MCDR}

MCSR 24936 APPEARS TO OFFICIALLY DEDICATE THE SOUTHEASTERLY 50.04 FEET OF THE SUBJECT PROPERTY TO MARION COUNTY, COUNTY ROAD 847 – HOLLAND DRIVE.

MCSR 26300 SEPARATES A 1.50 ACRE PARCEL FROM THE SUBJECT PROPERTY IN 1977.

MCSR 30338 TRANSFERS APPROXIMATELY 1.00 ACRES FROM PARCEL 2 (TAX LOT 400) TO PARCEL 3 (TAX LOT 200).

**TAX LOT 401:**

A PORTION OF PARCEL 3, R. 4583, P. 227, MCDR, BEING ALSO A PORTION OF THE PARCEL LOCATED NORTHEAST OF A POINT 193.35 FEET NORTHEAST OF THE NORTHERLY CORNER OF THOMAS STANLEY D.L.C. #46 DEPICTED IN MCSR 10020 & MCSR 6545a.

MCSR 30338 TRANSFERS APPROXIMATELY 1.00 ACRES FROM PARCEL 2 (TAX LOT 400) TO PARCEL 3 (TAX LOT 200), CREATING TAX LOT 401.

MCSR 31165 DEPICTS A PERMANENT EASEMENT FOR AN ACCESS ROAD WHICH APPEARS TO BENEFIT TAX LOTS 200, 400, & 401.

**TAX LOT 500:**

A PORTION OF PARCEL 2, R. 4583, P. 227, MCDR, BEING ALSO A PORTION OF THE MOST SOUTHWESTERLY PARCEL DEPICTED IN MCSR 10020 & MCSR 6545a.

MCSR 24936 APPEARS TO BE THE FIRST SURVEY TO DISREGARD THE EASTERLY LINE OF TAX LOT 500, WHERE IT IS DEPICTED AS A DASHED LINE AND LABELED WITH RECORD DIMENSIONS. IT ALSO APPEARS THAT NO MONUMENTS WERE FOUND AT EITHER THE NORTHWEST OR SOUTHEAST END OF THIS LINE.

THE NORTH SANTIAM HIGHWAY (HWY 22) BISECTS THE MOST SOUTHWESTERLY PARCEL OF MCSR 10020, THEREBY CREATING THE SOUTHWESTERLY BOUNDARY OF TAX LOT 500. THIS BOUNDARY IS FURTHER AMMENDED IN MULTIPLE RIGHT-OF-WAY DEDICATIONS OVER THE YEARS, RESULTING IN THE PROPERTY BEING REDUCED IN SIZE BY MORE THAN 5.43 ACRES, AND RESULTING IN A 2.64 ACRE PARCEL.