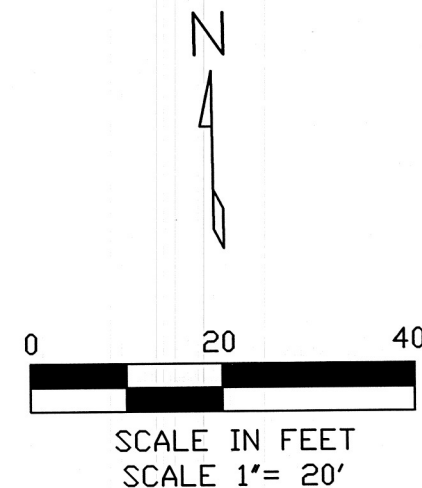


PARTITION PLAT NO. _____

LOCATED IN: NW 1/4 SECTION 10, T. 8 S., R. 3 W.
WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON
DATE OF SURVEY: FEBRUARY 21, 2024

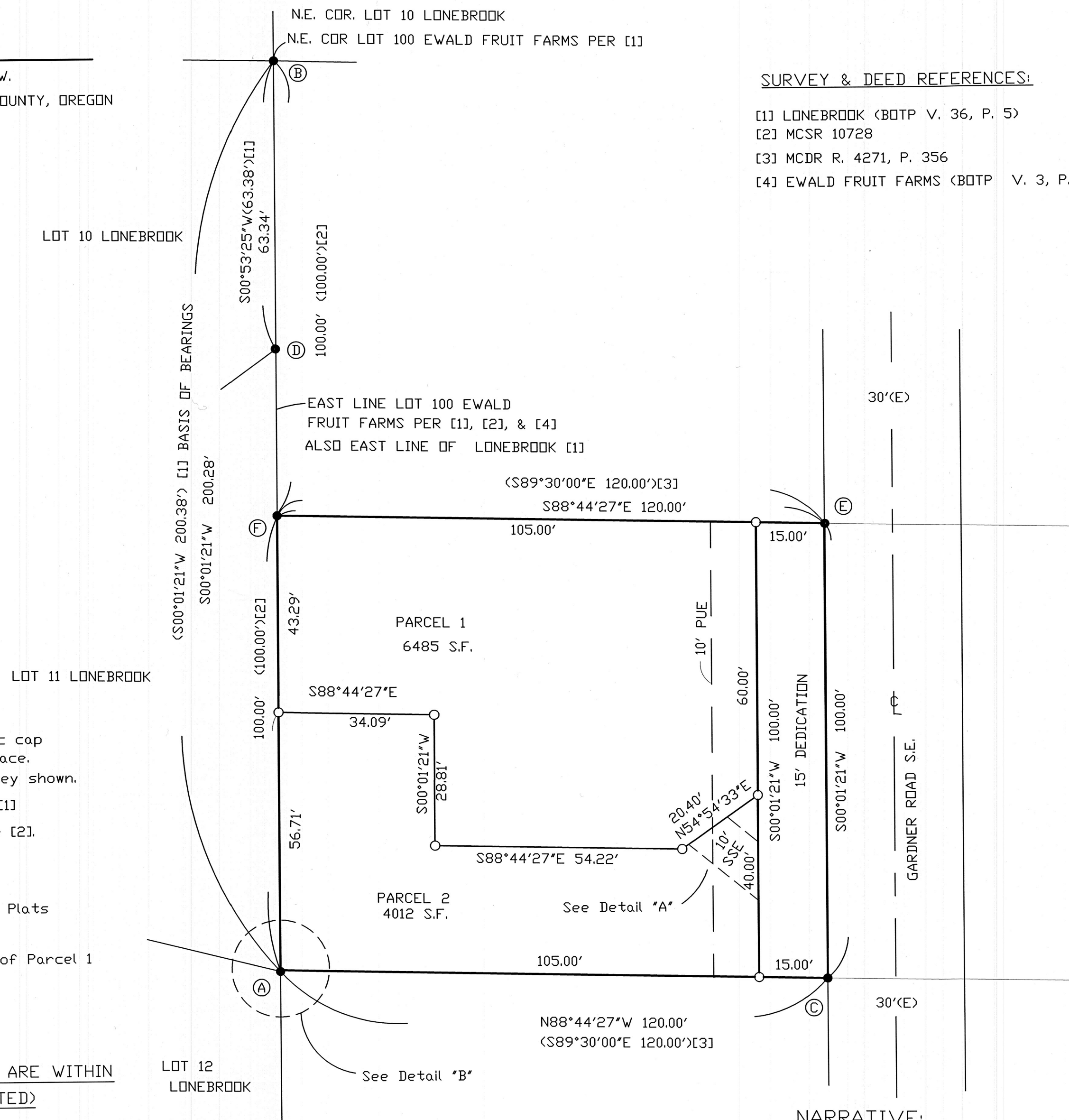


LEGEND:

- = Monuments found as noted.
- = Set 5/8"x30" Iron Rod with yellow plastic cap stamped "PLS 1195"; top at ground surface.
- () = Data of record in the reference survey shown.
- () [1] = Computed from reference survey [1].
- (E) = Existing record right-of-way width per [2].
- MCSR = Marion County Survey Record
- MCDR = Marion County Oregon Deed Record
- S.F. = Square feet BOTP = Book of Town Plats
- PUE = Public Utility Easement
- SSE = Sanitary Sewer Easement for benefit of Parcel 1 granted by this plat.

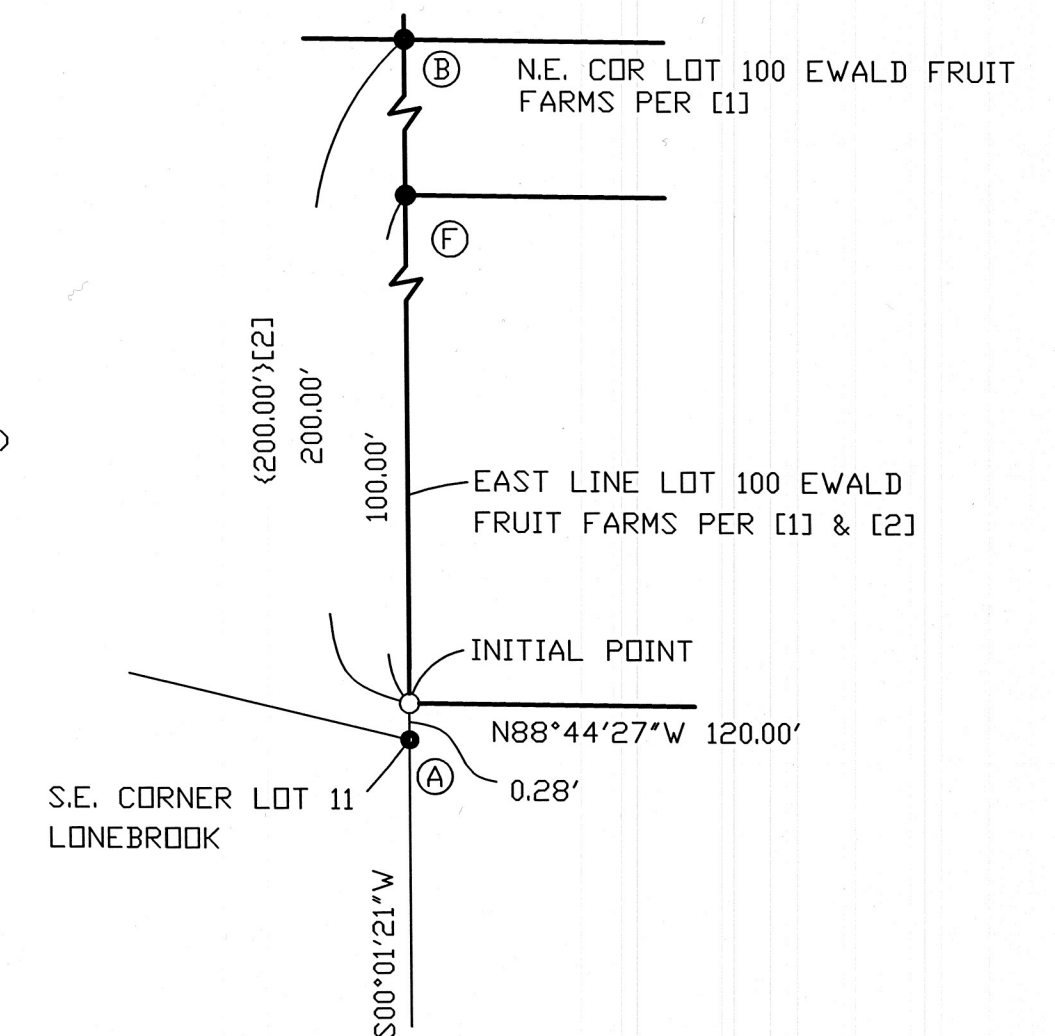
FOUND MONUMENT LIST: (ALL MONUMENTS ARE WITHIN
0.2' OF SURFACE UNLESS OTHERWISE NOTED)

- (A) 5/8" rebar. Set in [1].
- (B) 1/2" iron pipe found 4' below ground surface. Set in [2].
- (C) 1/2" iron pipe found. Set in [2].
- (D) 5/8" iron rod. Set in [1]. Found 0.09' west of line.
- (E) 1/2" iron pipe found 4' below ground surface. Set in [2]. Found 0.09' S61°13'24"E of computed location. Did not set new monument.
- (F) 1/2" iron pipe found 3' below ground surface. Set in [2]. Found 0.83' S85°07'56"W of computed location. A fence post occupied the computed corner location, so did not set a new monument.

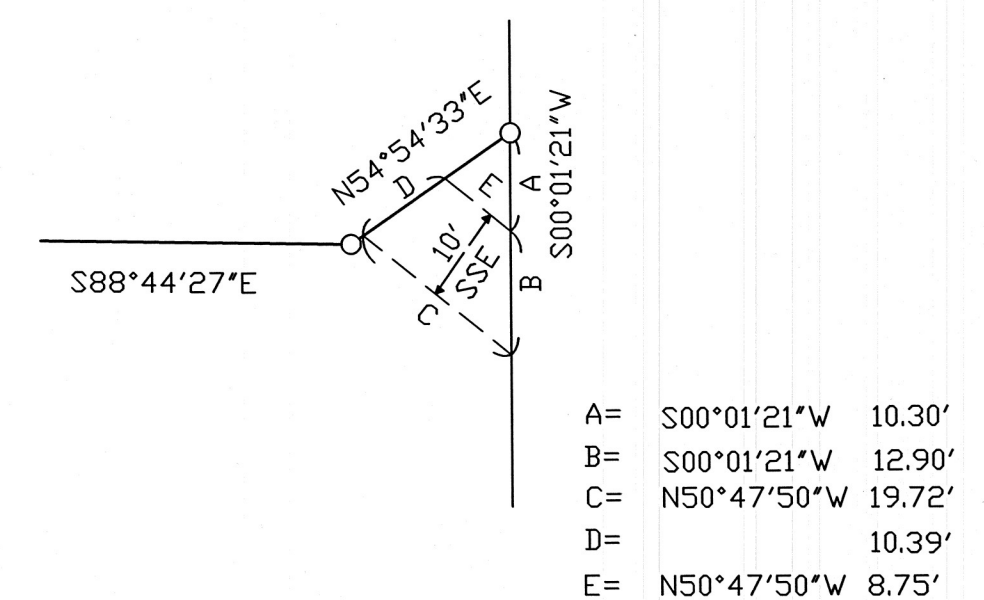


SURVEY & DEED REFERENCES:

- [1] LONEBROOK (BOTP V. 36, P. 5)
- [2] MCSR 10728
- [3] MCDR R. 4271, P. 356
- [4] EWALD FRUIT FARMS (BOTP V. 3, P. 84)



Detail "B"



Detail "A"

NARRATIVE:

The purpose of this survey is to partition that land conveyed to Brendan McMullen as recorded in R. 4271, P. 356 DRMC, and as described in the Surveyor's Certificate and as approved by the City of Salem Partition/Adjustment Case No. PAR-ADJ23-03. Monuments found at positions A and B were held for the westerly boundary line (the east line of Lot 100 Ewald Fruit Farms). The southwest boundary corner was set on said line 200.00' southerly of the monument found at position B (the northeast corner of lot 100 Ewald Fruit Farms). It should be noted that MCDR R. 4271, P. 356 references this point northerly from the southeast corner of Lot 99 Ewald Fruit Farms. Calculation from MCSR 10788 concludes that 200.00 feet southerly of the northeast corner of Lot 100 represents the same point. The northwest boundary corner was held on said westerly boundary line at a distance of 100.00 feet southerly of the monument found at position B. The monument found at position C was held as the southeast boundary corner and also as a point on the westerly right-of-way line of Gardner Road SE. The north boundary line was held as the same length and parallel to the south line. The east end of said line being on the westerly right-of-way line of Gardner Road SE. The basis of bearing is the east line of Lonebrook as recorded in BOTP V. 36, P. 5 as shown on the map.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Karl D. Goertzen
O R E G O N
SEPTEMBER 23, 1977
KARL D. GOERTZEN
1195

EXPIRES: 6-30-2025

Karl D. Goertzen, P.L.S.
4753 Fir Dell Dr. SE
Salem, Oregon 97302
Phone: 503-378-0952

PARTITION PLAT NO. _____

LOCATED IN: NW 1/4 SECTION 10, T. 8 S., R. 3 W.
WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON
DATE OF SURVEY: FEBRUARY 21, 2024

SURVEYOR'S CERTIFICATE

I, Karl D. Goertzen, being duly sworn, depose and say that I have surveyed and marked with proper monuments the land described in Reel 4271, Page 356 Marion County Deed Records and represented on the hereon illustrated partition plat the outside boundary described as follows:

Beginning at the initial point of this partition plat, said point being marked by a 5/8 inch iron rod with a yellow plastic cap stamped "PLS 1195" on the east line of Lot 100 Ewald Fruit Farms, which line is coincidental with the east line of Lonebrook, a subdivision recorded in Volume 36, Page 5 Marion County Book of Town Plats, said point being 200.00 feet southerly of the northeast corner of said Lot 100, City of Salem, Marion County, Oregon; thence N00°01'21"E along said east line 100.00 feet; thence S88°44'27"E 120.00 feet to a point on the west right-of-way line of Gardner Road S.E.; thence S00°01'21"W along said west right-of-way line of said Gardner Road S.E. 100.00 feet; thence N88°44'27"W 120.00 feet to the point of beginning and containing 11,996 square feet, more or less.

Karl D. Goertzen
Karl D. Goertzen
Registered Professional land surveyor No. 1195
License Expires June 30, 2025



Karl D. Goertzen, P.L.S.
4753 Fir Dell Dr. SE
Salem, Oregon 97302
Phone: 503-378-0952

AFFIDAVIT OF CONSENT

Affidavit of consent to this partition
from DUMONT LLC
recorded as Instrument No. _____
Marion County Records.

AFFIDAVIT OF CONSENT

Affidavit of consent to this partition
from ABBEY ROAD HOLDING LLC
recorded as Instrument No. _____
Marion County Records.

PLAT NOTES:

1. THIS PLAT IS SUBJECT TO
CONDITIONS OF APPROVAL IS RECORDED
AS INSTRUMENT NO. 2023 - 25509 IN MCDR.
2. THIS PLAT MAY BE SUBJECT TO A SANITARY
SEWER EASEMENT WAS RECORDED
AS INSTRUMENT NO. 2023-036445.
DUE TO THE DOCTRINE OF MERGER,
THIS EASEMENT MAY HAVE BEEN
EXTINGUISHED. THEREFORE A NEW
EASEMENT IS GRANTED WITH THIS PLAT
TO SERVE THE SAME PURPOSE.

DECLARATION

Know all men by these presents that Brendan McMullen, being the owner of the property described in the surveyor's certificate hereon made, desires to dispose of the same in parcels, has caused the same to be partitioned and surveyed in accordance with the provisions of Chapter 92 of the Oregon Revised Statutes, as shown on the attached map and hereby dedicate the right-of-way and grants the public utility easement and sanitary sewer easement shown hereon. The owner also acknowledges the plat notes shown hereon and Recorded Documents referred to hereon.

In witness whereof I have set my hand and seal this 28th
day of May, 2024.
Brendan McMullen
Brendan McMullen

ACKNOWLEDGEMENT

STATE OF OREGON S.S.
MARION COUNTY
This instrument was acknowledged before me on this 28th day
of MAY, 2024 by the above Brendan McMullen and
acknowledged the foregoing instrument to be his voluntary
act and deed.
Notary Signature Cecisse Schack Park
Notary Public - Oregon (print name) Cecisse Schack Park
Commission Number 1021540
My commission expires on February 02, 2026

APPROVALS
Dino Holmes-Ogden 6/4/2024
City of Salem Planning Administrator Date
Partition/Adjustment Case No. PAR-ADJ23-03
Pat M. Lill 6/3/2024
City of Salem Surveyor Date

Marion County Assessor Date
All Taxes, Fees, Assessments, and other charges as provided in
ORS 92.095, have been paid in full through: _____

Marion County Tax Collector Date

STATE OF OREGON S.S.
MARION COUNTY
I do hereby certify that the attached
Partition Plat No. _____ was received for recording on the
_____ day of _____, 2024, at _____ m. o'clock,
and recorded in the Book of Partition Plats. It is recorded in Marion
County Deed Records in Instrument No. _____
Bill Burgess, Marion County Clerk
By: _____
Deputy County Clerk