

ALTA/NSPS
LAND TITLE SURVEY
LOCATED IN THE
NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN,
CITY OF SALEM, MARION COUNTY, OREGON

RECORD LEGAL DESCRIPTION

The following Legal Description is per Ticor Preliminary Report for Order No. 471824129052, with an effective January 2, 2024, 8:00 AM:

Beginning at the point where the center of Market Street (formerly Garden Road) is intersected by the centerline of Lancaster Drive, said point being 19.0695 chains North 00°10' West from the Northeast corner of the Isaac Baker and wife Donation Land Claim in Township 7 South, Range 32 West, Willamette Meridian, County of Marion, State of Oregon; thence South 89°23' West along the center of said Market Street 155.00 feet; thence South 00°10' East parallel with the center of Lancaster Drive; thence North 00°04' West along the center of Lancaster Drive 180.00 feet to the point of beginning.

EXCEPTING THEREFROM that portion of the above described tract of land lying within Market Street and Lancaster Drive.

ALSO EXCEPTING THEREFROM that portion conveyed to Marion County by instrument recorded May 12, 1966 in Book 600, page 847, Marion County Records.

FURTHER EXCEPTING THEREFROM that portion conveyed to the City of Salem by Deed recorded November 15, 2011 in Reel 3334, page 83, Marion County Records.

RECORD LEGAL DESCRIPTION NOTE

The above legal description of the property does not mathematically close by 0.31'. The bearings and distances on the description match the information shown on Marion County Survey 18264 except for the East line. The bearing on the East line is shown as N 00°10' W on said survey and the description has it as N 00°04' W. The description has a call for the West line to be parallel to the centerline of Lancaster Street as it appears in said survey. It appears the intent of the description was to match what was shown on said survey. Our measurements are slightly different than what is shown on the survey and the descriptions. We located the centerline monuments for Lancaster Drive and monuments on Market Street as shown in the Pre-Construction Record of Survey recorded as Marion County Survey 37702. The missing right of way corners were then computed from said survey using stations and offsets from the centerline monuments that were found. The iron rod with a yellow plastic cap was held for the Southwest corner and the calculated corners were projected to the right of way. The above description describes the same property as is described shown hereon.

CERTIFICATE:

To Cole Valley Partners, LLC, an Arizona limited liability company and Ticor Title Company of Oregon:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6(b), 8, and 11(a) of Table A thereof. The fieldwork was completed on February 2, 2024.

PRELIMINARY

Troy Petersen
Oregon Registered Professional Land Surveyor No. 61408
Date: February 23, 2024

"No adjacent property deeds, descriptions or plats were received from the title company for our review. No such review has been conducted."

EASEMENT NOTE

A Preliminary Report from Ticor Title Company of Oregon, for File No. 471824129052, effective January 2, 2024, 8:00 AM, showed the following easements of record.

- An Easement Agreement (Access Purposes) for the Metropolitan Life Insurance Company, a New York corporation, Fred Meyer Stores, Inc., a Delaware corporation, and Midas Properties, Inc., a New York Corporation, as recorded in Marion County Deed Records Reel 1943, Page 438, Marion County Deed Records, is depicted on page 2 of this survey.
- An Easement Agreement (Access Purposes) – Supplemental Covenants for the Midas Properties, Inc., a New York Corporation, as recorded in Marion County Deed Records Reel 1943, Page 439, Marion County Deed Records. The document contains no legal description and references Reel 1943, Page 438.
- A public utility easement for the City of Salem, an Oregon municipal corporation, described in Reel 3334, Page 84, Marion County Deed Records. This easement is shown on page 1 of this survey.

ADDRESS NOTE

The address of property shown hereon is 1685 Lancaster Drive Northeast Salem, Oregon.

ADJACENT PROPERTY OWNERS:

- "A" FM E SALEM F, LLC, a Delaware limited liability company, Reel 4483, Page 43, MCDR
- "B" FM E SALEM F, LLC, a Delaware limited liability company, Reel 4483, Page 43, MCDR

GENERAL SURVEY NOTES

- MCDR – Marion County Deed Records
- MCSR – Marion County Survey Records
- The Basis of Bearings for this survey is the centerline of the Lancaster Drive Northeast as shown on Marion County Surveys 37702 and 38192.
- FD – Found.
- (A) – Adjacent property owner. See table on Page 3.
- RW – Right-of-way
- CP – Concrete Pipe
- STA – Station

POTENTIAL ENCROACHMENTS

- (A) The asphalt on the South property line projects up to 2.3' Southerly of the South property line as shown hereon.
- (B) The electrical system on the West side of the building extend up to 0.7' West of the West property line.

"This map does not guarantee that any particular use may be made of the property illustrated hereon. Parties should check with the City or County planning department to verify approved uses."

FEMA FLOOD ZONE DESIGNATION

The subject property shown hereon is in a X zone as shown on FEMA Flood Insurance Rate Map 41047C0375 G with an effective date of 1/19/2000 in City of Salem, Marion County, Oregon.

LAND AREA

The subject property shown hereon is 13,170 square feet.

PUBLIC STREET ACCESS

The subject property has a driveway access to Lancaster Drive Northeast as shown hereon.

ZONING NOTE

Per the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021) Table A Item 6(b) requires a zoning report or letter provided to the surveyor by the client or client's designated representative, regarding the zoning setback requirements specific to the surveyed property and not requiring interpretation by the surveyor in order to be graphically depicted upon the plat or map.

UNDERGROUND UTILITIES NOTE

Per the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021) Table A Item 11(a) requires plans and/or reports provided by client (with reference as to the sources of information) in order to depict underground utilities existing on or serving the surveyed property. This is in addition to the observed evidence of utilities required pursuant to Section 5.E.iv of the Minimum Standard Detail Requirements. As of the date on this survey, no underground utility plan or report have been provided to the surveyor by the client or client's representative. Evidence of underground utilities observed during the course of field work is shown pursuant to Section 5.E.iv of the ALTA/NSPS standards. An underground utility locate was ordered from Oregon 811 Utility Notification Center. Century Link, Northwest Natural Gas, City of Salem responded to a utility locate request and marked utilities adjacent to the property in the right-of-way as shown hereon. Portland General Electric responded to a utility locate request and noted no underground utilities.

UNDERGROUND UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in that area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities, except as noted.

DRAWING NO.: 24005	PREPARED FOR AND AT THE REQUEST OF:	JOB NO. 24-005
DATE: FEBRUARY 9, 2024	COLE VALLEY PARTNERS	SCALE 1"=30'
REGISTERED PROFESSIONAL LAND SURVEYOR	LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS.	CHECKED BY: TEP
PRELIMINARY	LOCATION:	DRAWN BY: CMH
OREGON JAN 10, 2006 TROY E. PETERSEN 61408	NW 1/4 OF SEC. 19, T. 7 S., R. 2 W., W.M. CITY OF SALEM, MARION COUNTY, OREGON	GENERAL LEGEND: IR=IRON ROD IP=IRON PIPE YPC=YELLOW PLASTIC CAP C=COMPUTED COURSE ()=DEED RECORD []=SURVEY RECORD ● MONUMENT FOUND ○ 5/8"X30" IR SET WITH YPC MARKED "PETERSEN PLS 61408"
EXPIRES: 12/31/24	LAND MARKERS SURVEYING 4068 HUDSON AVE NE SALEM, OREGON 97301	PHONE 581-0911