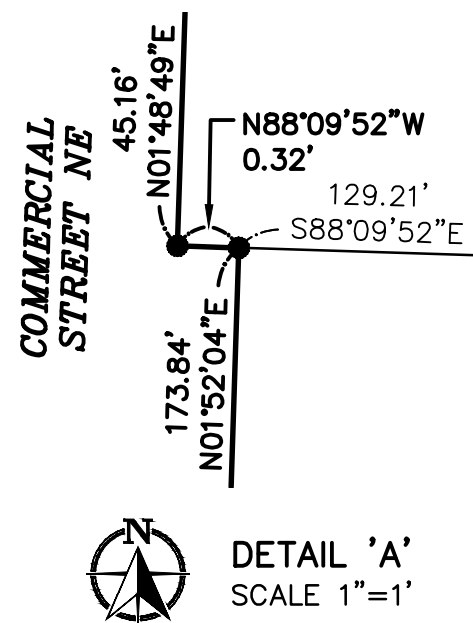




PARCEL 1:

THE SOUTHERLY 36.6 FEET OF LOT 6 AND THE NORTHERLY 5.0 FEET OF LOT 5,  
BLOCK 8, COMPTON'S ADDITION NO. 1 TO SALEM, MARION COUNTY, OREGON.

PARCEL 2:

LOT 8, BLOCK 13, RIVER VIEW PARK ADDITION TO SALEM, MARION COUNTY, OREGON.

PARCEL 3:

THE NORTHERLY 13.4 FEET OF LOT 6 AND ALL OF LOTS 7 AND 8, BLOCK 8  
COMPTON'S ADDITION NO. 1 TO SALEM, MARION COUNTY, OREGON.

PARCEL 4:

LOT 5, BLOCK 8, COMPTON'S ADDITION NO. 1 TO SALEM, MARION COUNTY, OREGON

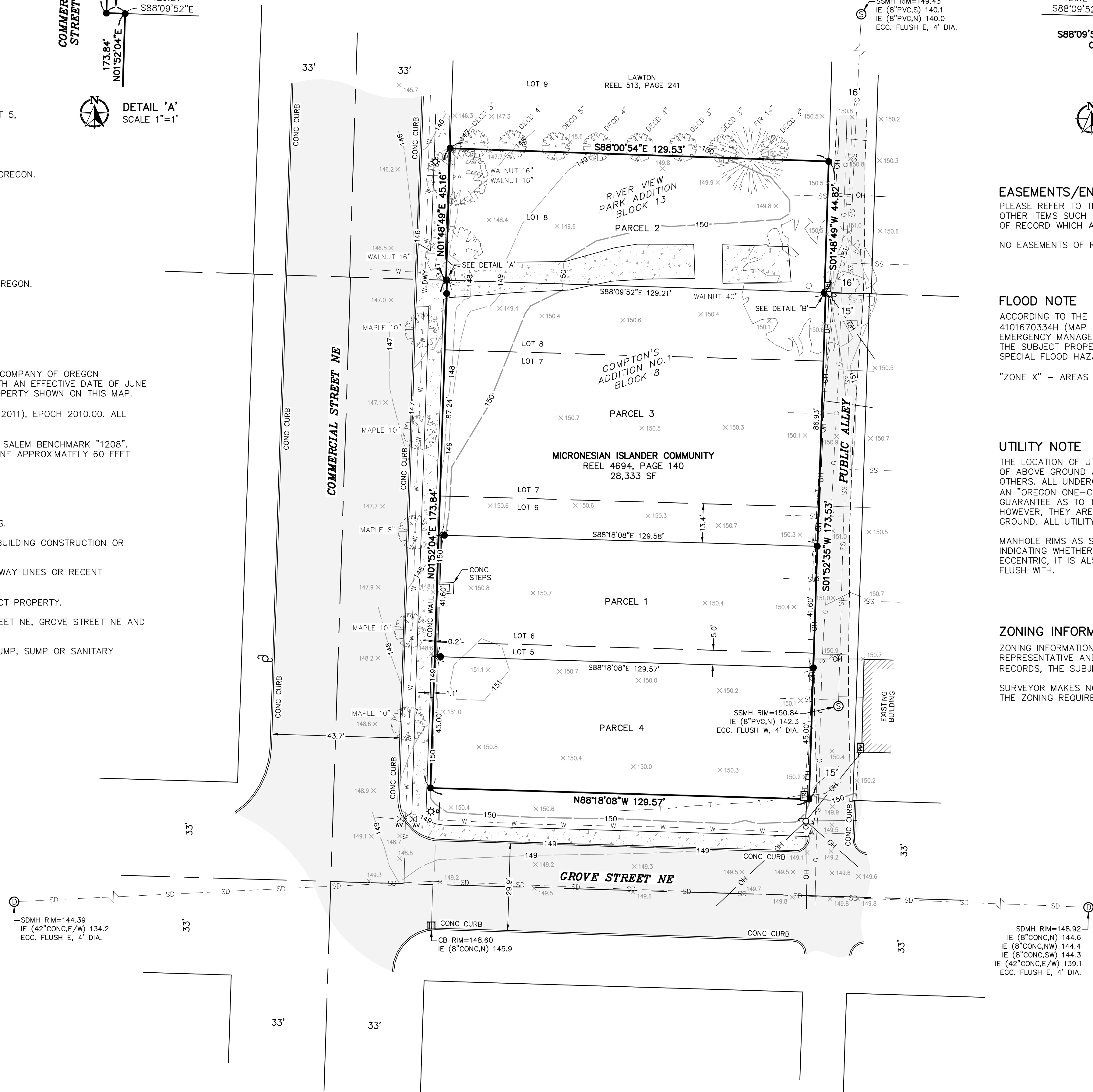
EXCEPT THE NORTHERLY 5 FEET OF SAID LOT.

1. THE SURVEY SHOWN HEREON WAS PREPARED REFERRING TIGOR TITLE COMPANY OF OREGON PRELIMINARY REPORT ORDER NUMBER 471824131974, SUPPLEMENT 1, WITH AN EFFECTIVE DATE OF JUNE 17, 2024. THE PROPERTY DESCRIBED THEREIN IS THE SAME AS THE PROPERTY SHOWN ON THIS MAP.
2. BASIS OF BEARINGS IS THE OREGON STATE PLANE NORTH ZONE, NAD83(2011), EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
3. ELEVATIONS WERE ESTABLISHED BY GPS RTK OBSERVATIONS TO CITY OF SALEM BENCHMARK "1208". MARK IS A BRASS DISK IN THE SOUTH CURB LINE OF SHIPPING STREET NE APPROXIMATELY 60 FEET WEST OF FRONT STREET NE.  
ELEVATION = 153.05' (CITY OF SALEM DATUM, NGVD29)
4. PROPERTY ADDRESS OBSERVED FROM PUBLIC RECORDS IS:  
2210, 2216, 2220 & 2230 COMMERCIAL STREET NE, SALEM, OR 97301.
5. SUBJECT PROPERTY CONTAINS 28,333 SF OR 0.65 ACRES MORE OR LESS.
6. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET/SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED ON SUBJECT PROPERTY.
9. SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO COMMERCIAL STREET NE, GROVE STREET NE AND A PUBLIC ALLEY AS SHOWN.
10. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

TO: MICRONESIAN ISLANDER COMMUNITY AND TICOR TITLE COMPANY  
OF OREGON:

DATE OF PLAT OR MAP: AUGUST 9, 2024

STEVEN L. HOWELL, PLS  
REGISTRATION NUMBER: 91569



PLEASE REFER TO THE TITLE COMMITMENT CITED IN SURVEY NOTE NUMBER 1 FOR OTHER ITEMS SUCH AS LEASES, LIENS, TAXES, AGREEMENTS AND OTHER MATTERS OF RECORD WHICH ARE NOT SURVEY MATTERS.

NO EASEMENTS OF RECORD NOTED IN REPORT

ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4101670334H (MAP NUMBER 41047C0334H) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH A REVISION DATE OF JANUARY 2, 2003, THE SUBJECT PROPERTY LIES WITHIN THE FOLLOWING ZONE AND IS NOT IN A SPECIAL FLOOD HAZARD AREA:

"ZONE X" – AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ALONG WITH SURFACE UTILITY MARKINGS BY OTHERS. ALL UNDERGROUND UTILITIES SHOWN WERE MARKED ON THE SURFACE BY AN "OREGON ONE-CALL NOTIFICATION CENTER" REQUEST. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SAID MARKINGS. HOWEVER, THEY ARE LOCATED AS ACCURATELY AS THEY ARE MARKED ON THE GROUND. ALL UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

MANHOLE RIMS AS SHOWN ARE CENTER OF LID AT SURFACE WITH A NOTE INDICATING WHETHER THE UNDERGROUND CONE IS ECCENTRIC OR CONCENTRIC. IF ECCENTRIC, IT IS ALSO NOTED WHICH EDGE OF THE RIM THE ECCENTRIC CONE IS FLUSH WITH.

ZONING INFORMATION WAS NOT PROVIDED BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE AND IS NOT SHOWN HEREON, HOWEVER, PER CITY OF SALEM RECORDS, THE SUBJECT PROPERTY LIES WITHIN THE 'MU-1' (MIXED USE-1) ZONE.

SURVEYOR MAKES NO GUARANTEE THAT SUBJECT PROPERTY IS IN COMPLIANCE WITH THE ZONING REQUIREMENTS.

- FOUND MONUMENT
- ⊙ STORM DRAIN MANHOLE
- ⌘ CATCH BASIN
- ⊙ SANITARY SEWER MANHOLE
- W ⊙ WATER VALVE
- ⊙ POWER METER
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⌘ COMMUNICATION RISER
- SIGN
- CONCRETE
- ▨ GRAVEL
- - - ASPHALT
- # ⊙ DECIDUOUS TREE & TRUNK SIZE
- # ⊙ CONIFEROUS TREE & TRUNK SIZE

— SEWER LINE UNDERGROUND  
 — STORM LINE UNDERGROUND  
 — WATERLINE UNDERGROUND  
 — GAS LINE UNDERGROUND  
 — COMMUNICATION LINE UNDERGROUND  
 — OVERHEAD POWER LINE

|      |             |
|------|-------------|
| CONC | CONCRETE    |
| DWY  | DRIVEWAY    |
| SF   | SQUARE FEET |

 **FFN SURVEYING**  
7230 3rd Street SE #145, Turner, OR 97392  
P: (503) 558-3330 E: [info@ffnsurveying.com](mailto:info@ffnsurveying.com)

ALTA/NSPS LAND TITLE SURVEY  
FOR: 2210-2230 COMMERCIAL STREET SE

FOR: 2210-2230 COMMERCIAL STREET SE

THE SE 1/4 OF SECTION 15, T.7S., R.3W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
SEPTEMBER 12, 2017  
STEVEN LEE HOWELL  
91569

RENEWALS: 6-30-2025

| REVISIONS |         |                 |
|-----------|---------|-----------------|
| NO.       | DATE    | DESCRIPTION     |
| 0         | 09AUG24 | INITIAL RELEASE |
|           |         |                 |
|           |         |                 |
|           |         |                 |
|           |         |                 |
|           |         |                 |

JOB NO. 24-512

SHEET 1 / 1