PROPERTY DESCRIPTION PER CURRENT TITLE

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.

SURVEY NOTES

- 1. THE SURVEY SHOWN HEREON WAS PREPARED REFERENCING TICOR 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.

└SDMH RIM=144.39

IE (42"CONC,E/W) 134.2

ECC. FLUSH E, 4' DIA.

10. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

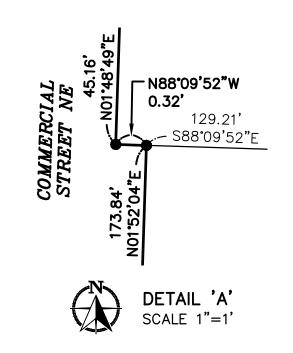
SURVEYOR'S CERTIFICATE

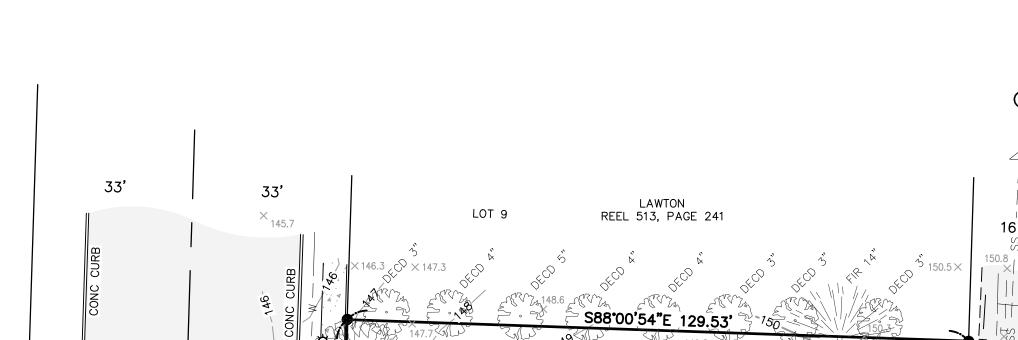
TO: MICRONESIAN ISLANDER COMMUNITY AND TICOR TITLE COMPANY OF OREGON:

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 1, 2, 3, 4, 5, 6(a)(b), 8, 9, 11(a)(b), 13, 14, 16, 17, 18, AND IN ADDITION AS TABLE A ITEM 20 THE FOLLOWING: 20(A) ALL AREAS AFFECTED BY ANY RECORDED RESTRICTIONS OR ACCESS LIMITATIONS. (NOTE: ALL SUCH AREAS ARE TO BE IDENTIFIED BY A DOCUMENT RECORDING NUMBER OR OTHER DOCUMENT REFERENCE); 20(B) THE PERIMETER DIMENSIONS AND LOCATIONS OF EXISTING IMPROVEMENTS AS MEASURED ON EACH SIDE TO THE NEAREST PROPERTY LINE; 20(C) THE PROPOSED LOCATIONS OF CONTEMPLATED IMPROVEMENTS; 20(D) INTERIOR LOT LINES, IF ANY; 20(E) ALL APPLICABLE MUNICIPAL BUILDING SETBACK LINES; 20(F) LOCATION AND SIZE OF INTERNAL DRIVEWAYS AND PAVED PARKING AREAS AND THE LOCATION AND NUMBER OF INDIVIDUAL PARKING SPACES CONTAINED THEREIN; 20(G) LOCATION OF WALKWAYS; 20(H) THE EXTERIOR DIMENSIONS AND LOCATION OF ALL BUILDINGS AND IMPROVEMENTS, AS BUILT, AS MEASURED ON EACH SIDE TO THE NEAREST PROPERTY LINE; 20(1) SQUARE FOOTAGE OF EACH BUILDING; 20(J) ALL ENTRANCES TO AND EXITS FROM EACH BUILDING; 20(K) ALL WATER RETENTION AREAS AND DRAINAGE WATER RECEPTACLES; AND 20(L) TO THE EXTENT UTILITIES AND SEWER LINES ENTER THE PROPERTY FROM OTHER THAN A RECORDED PUBLIC EASEMENT OR RIGHT OF WAY, THEN THE SURVEY MUST SHOW ANY RELEVANT EASEMENTS ON ADJACENT PROPERTIES TO THE EXTENT NECESSARY TO SHOW AN EXIT TO A RECORDED PUBLIC EASEMENT OR RIGHT OF WAY. OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED JULY 2024.

DATE OF PLAT OR MAP: AUGUST 9, 2024

STEVEN L. HOWELL, PLS REGISTRATION NUMBER: 91569





S88°09'52"E 129.21'

PARCEL 3

MICRONESIAN ISLANDER COMMUNITY

REEL 4694, PAGE 140

28,333 SF

S88'18'08"E 129.58'

PARCEL 1

 \times 150.0

 \times 150.0

× 150.7 S88°18'08"E 129.57'

 \times 150.4

 \times 150.6

PARCEL 4

N8818'08"W 129.57'

GROVE STREET NE

 \times 150.4

 \times 150.4

 \times 150.2

 \times 150.3

150.1 X

 $150.3 \times$

150.4 X

SSMH RIM=150.84-

CONC CURB

IE (8"PVC,N) 142.3

ECC. FLUSH W, 4' DIA.

⊮ WALNUT 16'

LOT 7

imes 150.6 LOT 6

 \times 150.7

LOT 6

LOT 5

 \times 150.8

 \times 150.8

CONC CURB

_CB RIM=148.60

IE (8"CONC,N) 145.9

147.0 X

MAPLE

147.9 ×

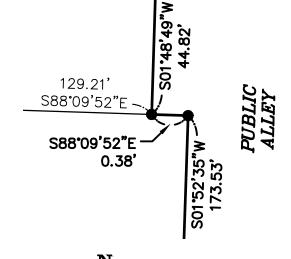
148.2 >

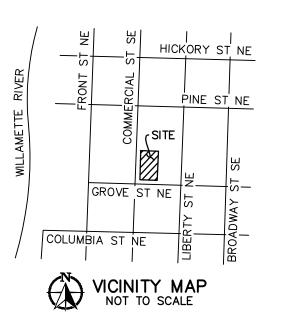
MAPLE 10

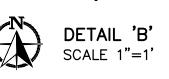
148.6 X

148.9 X

33'









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

FLOOD NOTE

-SSMH RIM=149.43

IE (8"PVC,S) 140.1 IE (8"PVC,N) 140.0

ECC. FLUSH E, 4' DIA.

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

UTILITY NOTE

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

ZONING INFORMATION

SDMH RIM=148.92-

IE (8"CONC,N) 144.6

IE (8"CONC,NW) 144.4

IE (8"CONC,SW) 144.3

IE (42"CONC,E/W) 139.1

ECC. FLUSH E, 4' DIA.

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.

LEGEND

FOUND MONUMENT

(D) STORM DRAIN MANHOLE

CATCH BASIN S SANITARY SEWER MANHOLE

w∨ ₩ WATER VALVE

PM POWER METER

☆ LIGHT POLE

UTILITY POLE

■ COMMUNICATION RISER

SIGN CONCRETE

GRAVEL [__] ASPHALT

DECIDUOUS TREE & TRUNK SIZE

CONIFEROUS TREE & TRUNK SIZE

-- ss -- sewer line underground -- SD -- STORM LINE UNDERGROUND WATERLINE UNDERGROUND —— G — — GAS LINE UNDERGROUND COMMUNICATION LINE UNDERGROUND

--- OH --- OVERHEAD POWER LINE

CONC CONCRETE DRIVEWAY DWY

SF SQUARE FEET

SP 3-2 -0-SE OF \sim \triangleleft

JOB NO. 24-512

SHEET