

# FAIRVIEW ADDITION WEST PHASE 5

A REPLAT OF LOT 71 OF "FAIRVIEW ADDITION WEST PHASE 4" AND LOT 70 OF "FAIRVIEW ADDITION WEST PHASE 3" IN THE SE & SW 1/4 OF SECTION 2 AND THE NE & NW 1/4 OF SECTION 11, T.8S., R.3.W., W.M. CITY OF SALEM, MARION COUNTY, OREGON

DATE: MARCH 22, 2024

## SHEET INDEX

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- SHEET 5 - CURVE TABLES
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## EASEMENT NOTE

ALL PRIVATE UTILITY EASEMENTS AND PRIVATE STORM DRAIN EASEMENTS ARE FOR THE BENEFIT OF THE LOTS ADJACENT TO SAID EASEMENTS UNLESS OTHERWISE NOTED.

## MONUMENT DESCRIPTIONS

NOTE: WITHIN 0.2' OF SURFACE UNLESS NOTED OTHERWISE

- A IR 5/8" WYPC "W&H PACIFIC" (2)
- B IR 5/8" WYPC "W&H PACIFIC" (3)
- C IR 5/8" WAL "WILSON PLS 2687" (9)
- D CP 1-1/8" "WILSON PLS 2687" (9) DESTROYED BY CONSTRUCTION, RESET
- E IR 5/8" WYPC "ILLEGIBLE" (4) DESTROYED BY CONSTRUCTION, RESET
- F IR 5/8" (7) DESTROYED BY CONSTRUCTION, RESET
- G IR 5/8" WYPC "WILSON PLS 2687" (7) DESTROYED BY CONSTRUCTION, RESET
- H IR 5/8" WYPC "HOWELL LS 91569" (10) DESTROYED BY CONSTRUCTION, RESET
- I IR 5/8" (6) DESTROYED BY CONSTRUCTION, RESET
- J IR 5/8" WYPC "WILSON PLS 2687" (8) DOWN 0.5'
- K IR 5/8" WAL "WILSON PLS 2687" (8)
- L IR 5/8" (8)
- M IR 5/8" WYPC "WILSON PLS 2687" (8) DOWN 0.3'
- N IR 5/8" WYPC, PUNCHED THROUGH (8) BENT NORTHERLY
- O IR 5/8" WYPC "ILLEGIBLE", DOWN 0.4' (8)
- P CP 1-1/8" "WILSON PLS 2687" (8)
- Q IR 5/8" WYPC "LOREN F JAY PLS 2293" (1) DOWN 0.4'
- R IR 5/8" BENT, TIED SPIN HOLE, HELD (6)
- S IR 5/8" WYPC "WILSON PLS 2687" (5)

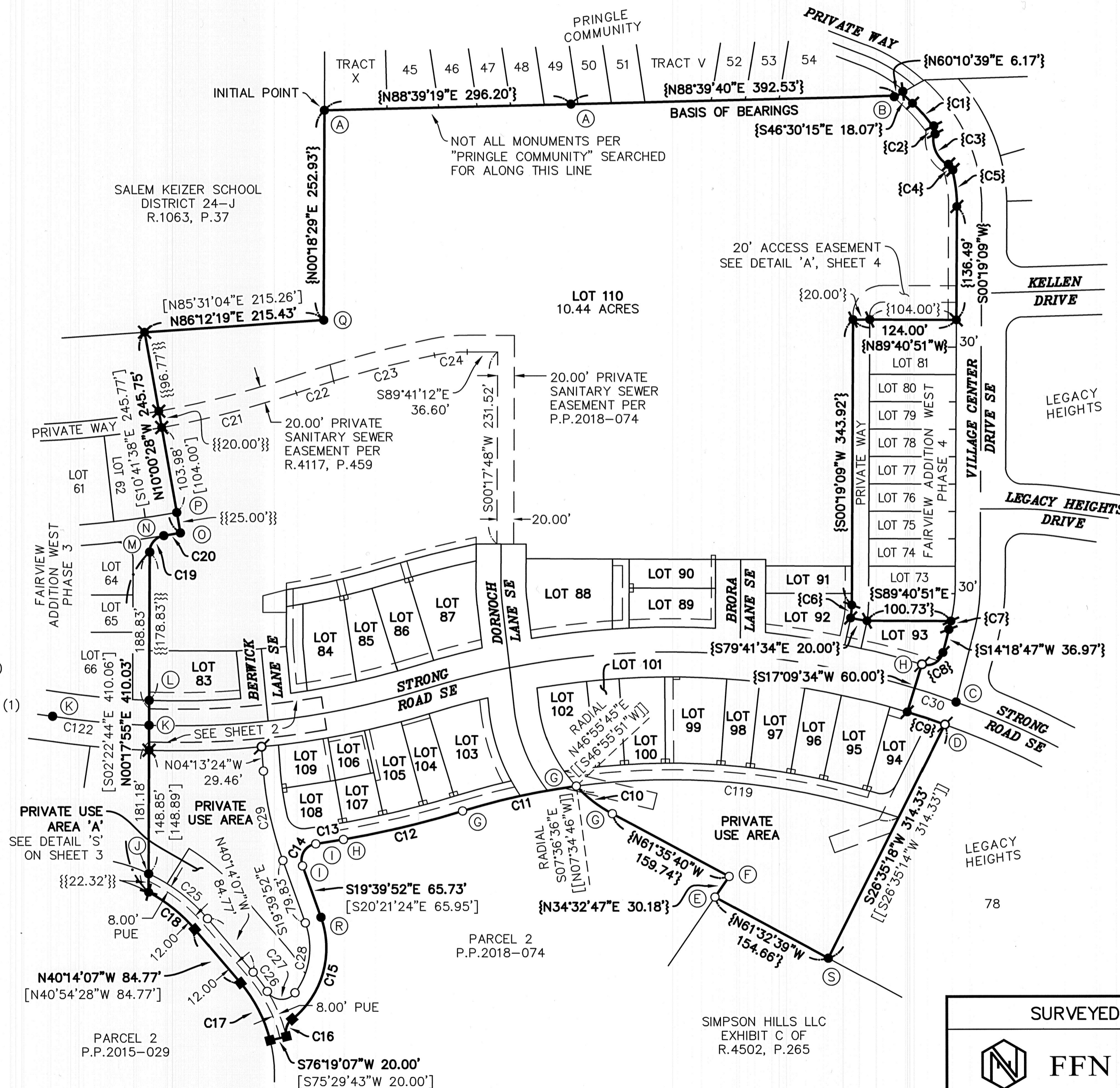
## SURVEY REFERENCES

NOTE: ALL REFERENCES ARE FROM MARION COUNTY RECORDS

- (1) MCSR 32985
- (2) MCSR 36555
- (3) MCSR 36959
- (4) MCSR 37735
- (5) MCSR 38420
- (6) P.P. 2015-029
- (7) P.P. 2018-074
- (8) FAIRVIEW ADDITION WEST PHASE 3 VOLUME H48, PAGE 13, B.O.T.P.
- (9) LEGACY HEIGHTS VOLUME H48, PAGE 90, B.O.T.P.
- (10) FAIRVIEW ADDITION WEST PHASE 4 VOLUME H49, PAGE 24, B.O.T.P.

## LEGEND

- FOUND MONUMENT AS NOTED HELD UNLESS NOTED OTHERWISE
- ⊙ FOUND 5/8"x30" IR WYPC MARKED "HOWELL LS 91569" PER (10), FLUSH
- ⊗ FOUND 5/8"x30" IR WYPC MARKED "WILSON PLS 2687" PER (8), FLUSH
- FOUND 5/8"x30" IR WYPC MARKED "WILSON PLS 2687" PER (6), FLUSH
- SET 5/8"x30" IR WYPC MARKED "HOWELL LS 91569", FLUSH
- ⊗ SET 5/8"x30" IR WAL MARKED "HOWELL LS 91569", FLUSH
- ⊗ SET 1-1/8" COPPER PLUG MARKED "HOWELL LS 91569", FLUSH
- [DATA] RECORD DATA PER (8)
- {DATA} RECORD & MEASURED PER (10)
- [[DATA]] RECORD DATA PER (10)
- [[DATA]] RECORD & MEASURED PER (8)
- IR IRON ROD
- CP COPPER PLUG
- WYPC WITH YELLOW PLASTIC CAP
- WAL WITH ALUMINUM CAP
- SF SQUARE FEET
- P.P. PARTITION PLAT
- PUE PUBLIC UTILITY EASEMENT
- B.O.T.P. BOOK OF TOWN PLATS
- M.C.S.R. MARION COUNTY SURVEY RECORDS
- INSTR. NO. INSTRUMENT NUMBER
- Ⓐ MONUMENT REFERENCE
- R., P. REEL, PAGE
- PVUE PRIVATE UTILITY EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PVT PRIVATE
- CH. CHORD
- (TYP.) TYPICAL



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
SEPTEMBER 12, 2017  
STEVEN LEE HOWELL  
91569

RENEWS: 6-30-2025

SURVEYED FOR: OLSEN COMMUNITIES LLC

**FFN SURVEYING**

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

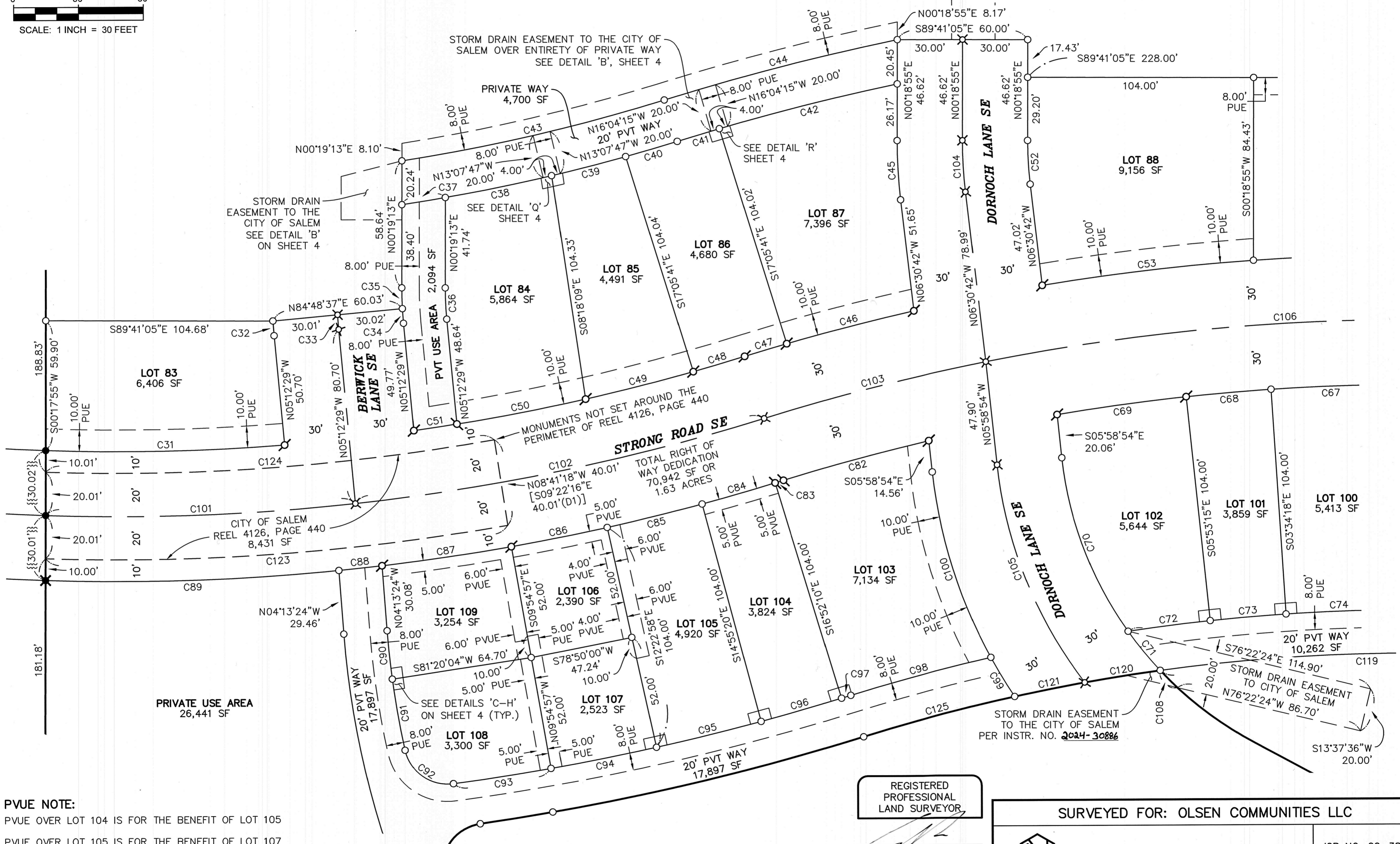
JOB NO. 22-389

SHEET 1/7

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A REPLAT OF LOT 71 OF "FAIRVIEW ADDITION WEST PHASE 4" AND LOT 70 OF "FAIRVIEW ADDITION WEST PHASE 3"  
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 CITY OF SALEM, MARION COUNTY, OREGON

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**PVUE NOTE:**

- PVUE OVER LOT 104 IS FOR THE BENEFIT OF LOT 105
- PVUE OVER LOT 105 IS FOR THE BENEFIT OF LOT 107
- PVUE OVER LOT 106 IS FOR THE BENEFIT OF LOTS 107, 108 AND 109
- PVUE OVER LOT 109 IS FOR THE BENEFIT OF LOTS 106, 107 AND 108

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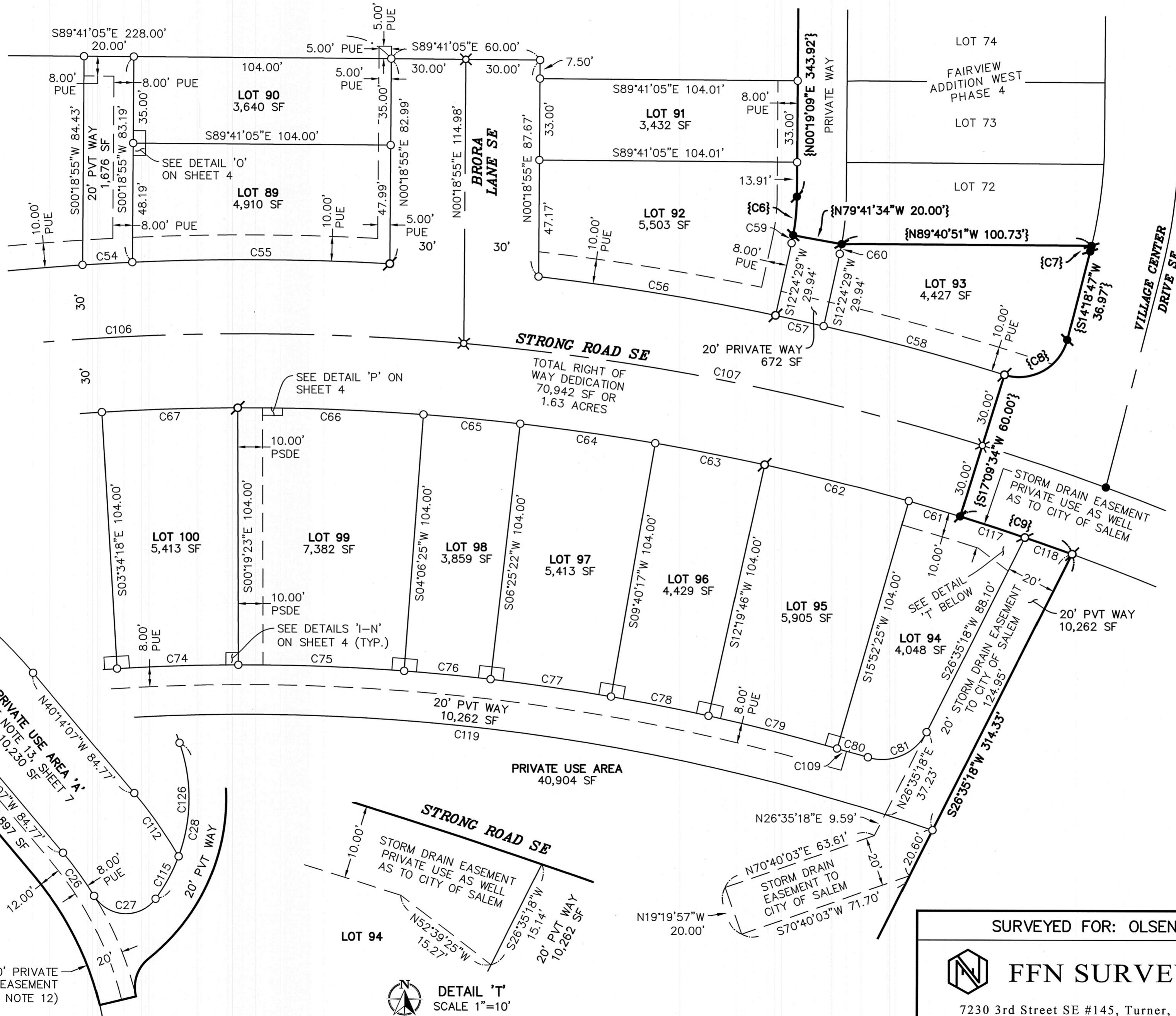
JOB NO. 22-389

SHEET 2/7

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DETAIL 'S'  
 SCALE 1"=40'

20.00' PRIVATE ACCESS EASEMENT (SEE NOTE 12)



DETAIL 'T'  
 SCALE 1"=10'

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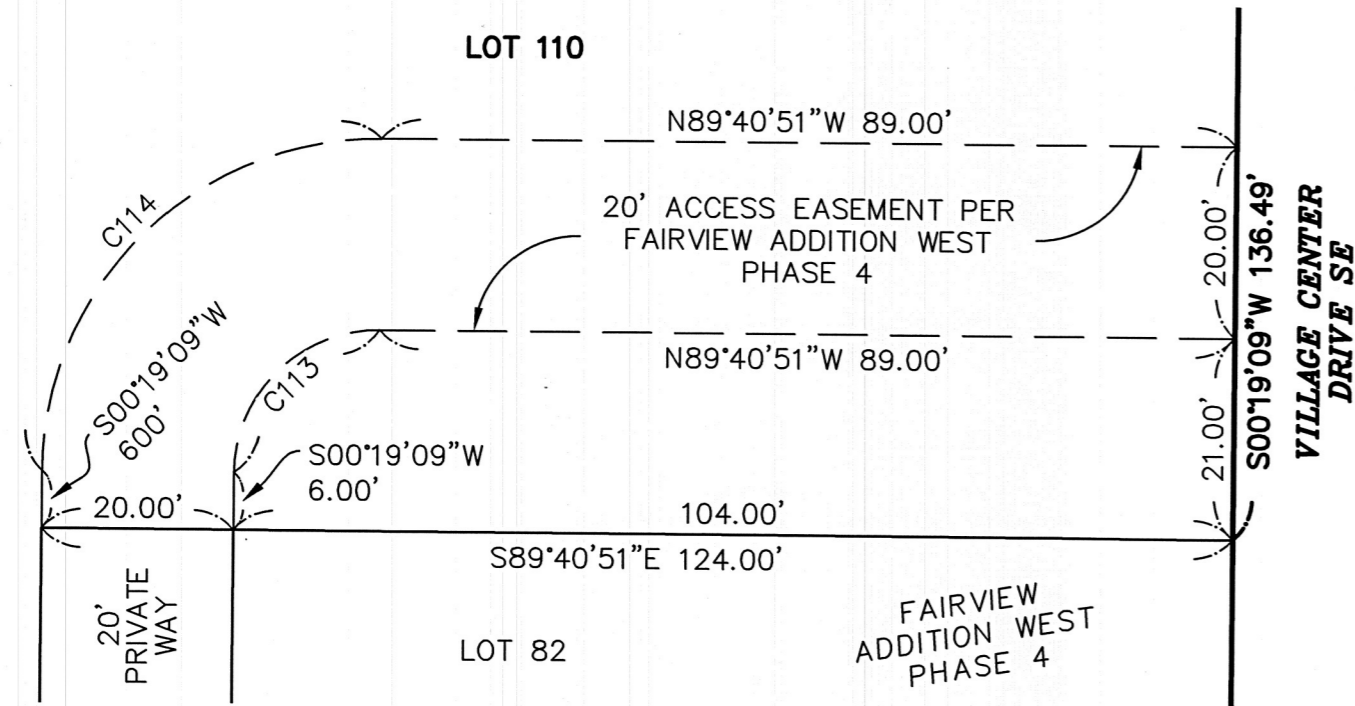
JOB NO. 22-389

SHEET 3/7

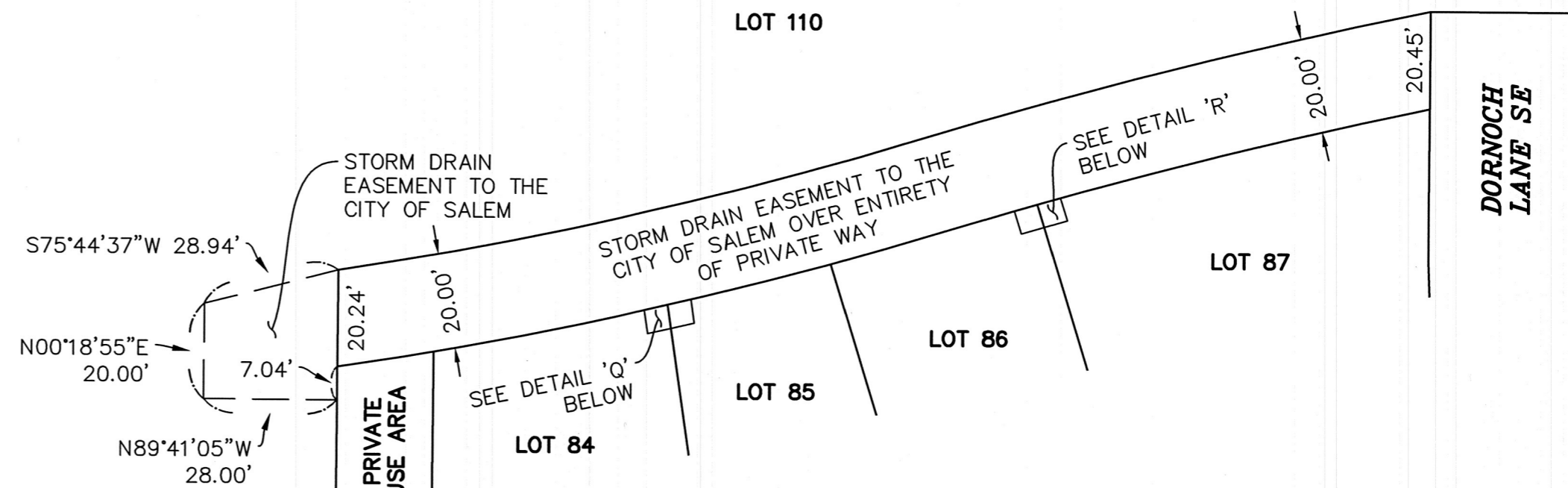
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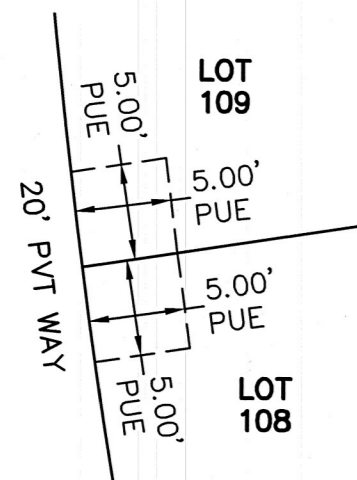
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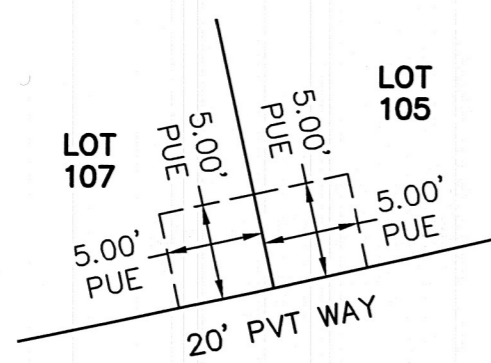
**DETAIL 'A'**  
SCALE 1"=20'



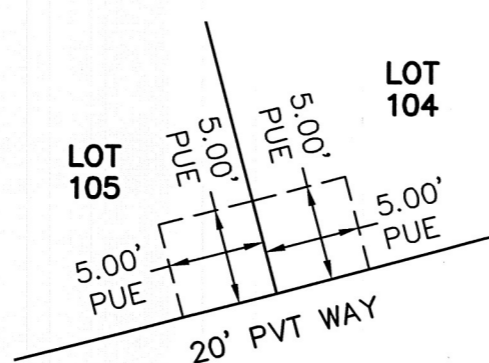
**DETAIL 'B'**  
SCALE 1"=30'



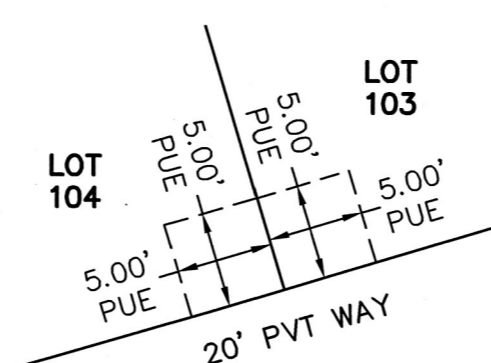
**DETAIL 'C'**  
SCALE 1"=10'



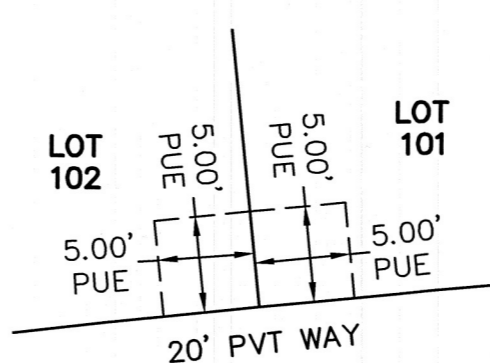
**DETAIL 'D'**  
SCALE 1"=10'



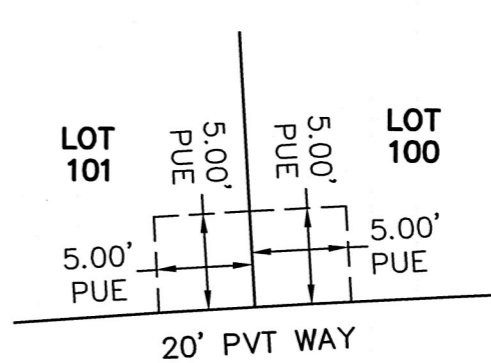
**DETAIL 'E'**  
SCALE 1"=10'



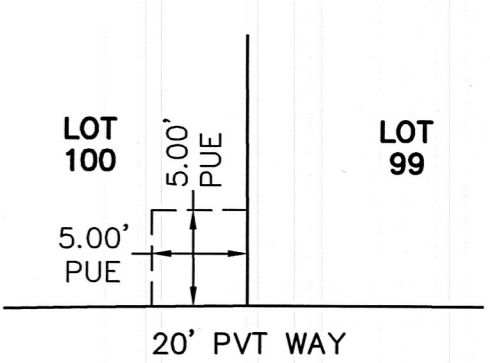
**DETAIL 'F'**  
SCALE 1"=10'



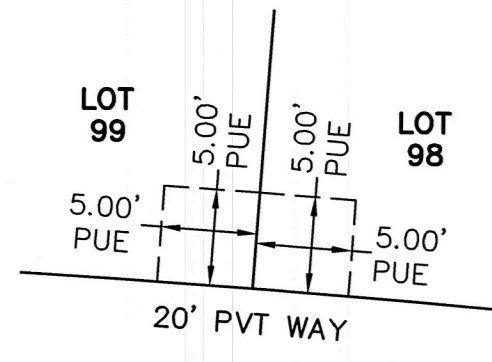
**DETAIL 'G'**  
SCALE 1"=10'



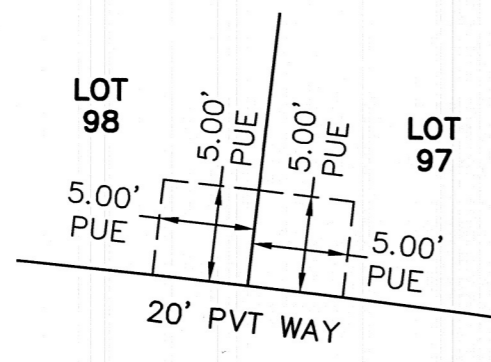
**DETAIL 'H'**  
SCALE 1"=10'



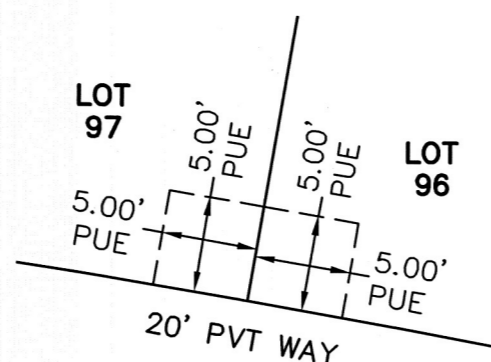
**DETAIL 'I'**  
SCALE 1"=10'



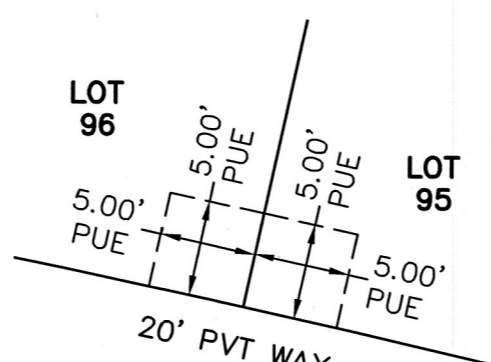
**DETAIL 'J'**  
SCALE 1"=10'



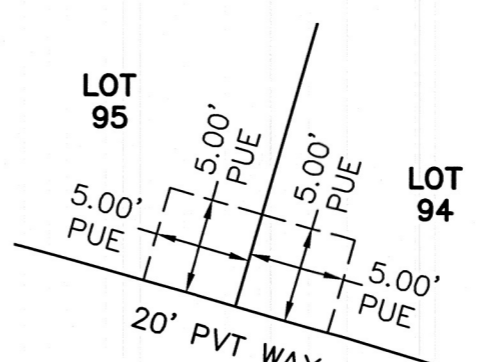
**DETAIL 'K'**  
SCALE 1"=10'



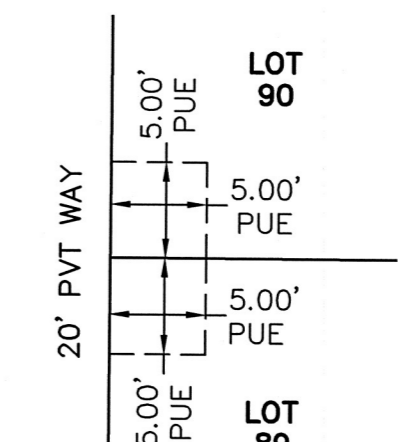
**DETAIL 'L'**  
SCALE 1"=10'



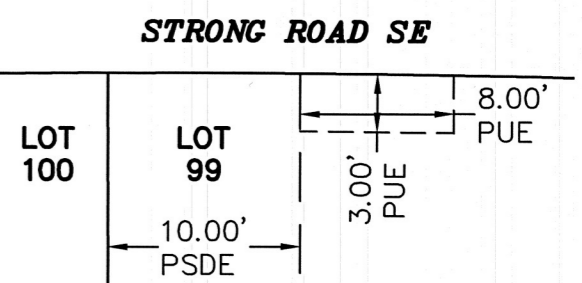
**DETAIL 'M'**  
SCALE 1"=10'



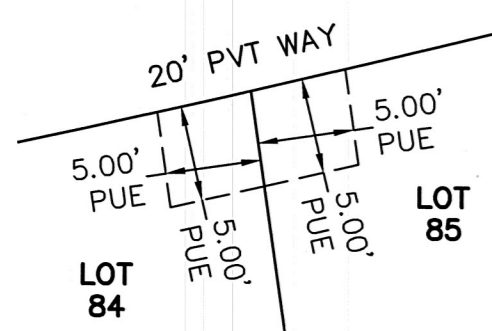
**DETAIL 'N'**  
SCALE 1"=10'



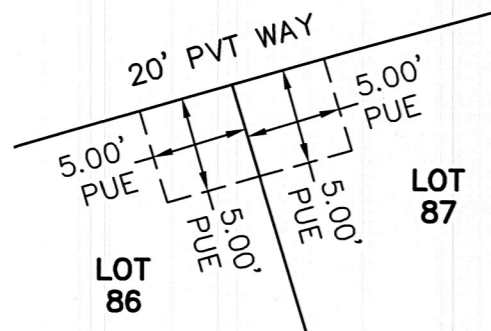
**DETAIL 'O'**  
SCALE 1"=10'



**DETAIL 'P'**  
SCALE 1"=10'



**DETAIL 'Q'**  
SCALE 1"=10'



**DETAIL 'R'**  
SCALE 1"=10'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
SEPTEMBER 12, 2017  
STEVEN LEE HOWELL  
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RENEWS: 6-30-2025

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SHEET **4/7**

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 CITY OF SALEM, MARION COUNTY, OREGON  
 DATE: MARCH 22, 2024

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	39.86'	170.00'	13°26'02"	S39°47'14"E	39.77'
C2	4.18'	5.00'	47°52'21"	S09°08'03"E	4.06'
C3	48.31'	35.50'	77°58'39"	S24°11'12"E	44.67'
C4	4.18'	5.00'	47°52'21"	S39°14'21"E	4.06'
C5	46.35'	170.00'	15°37'19"	S07°29'31"E	46.21'
C6	15.69'	90.00'	09°59'17"	S05°18'47"W	15.67'
C7	2.34'	185.00'	00°43'35"	S13°56'59"W	2.34'
C8	32.41'	20.00'	92°50'47"	S60°44'10"W	28.98'
C9	47.69'	970.00'	02°49'02"	S71°25'56"E	47.69'
C10	54.96'	170.00'	18°31'25"	S52°19'58"E	54.72'
C11	140.05'	846.00'	09°29'05"	S77°38'51"W	139.89'
C12	147.33'	1154.00'	07°18'54"	N76°33'46"E	147.23'
C13	33.93'	1154.00'	01°41'04"	N81°03'45"E	33.93'
C14	35.45'	20.00'	101°34'09"	S31°07'12"W	30.99'
C15	136.47'	110.00'	71°05'00"	N15°52'38"E	127.88'
C16	22.86'	20.00'	65°29'29"	S18°40'23"W	21.64'
C17	78.30'	170.00'	26°23'28"	N27°02'23"W	77.61'
C18	71.73'	190.00'	21°37'45"	N51°02'59"W	71.30'
C19	28.15'	20.00'	80°38'38"	S40°37'14"W	25.88'
C20	20.35'	1212.50'	00°57'42"	N80°28'00"E	20.35'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
[[C10]]	54.97'	170.00'	18°31'31"	N52°19'55"W	54.73'
[[C11]]	140.10'	846.00'	09°29'18"	S77°40'35"W	139.94'
[[C12]]	147.27'	1154.00'	07°18'43"	S76°35'18"W	147.17'
[[C13]]	34.00'	1154.00'	01°41'17"	S81°05'18"W	34.00'
[[C14]]	35.45'	20.00'	101°34'04"	S31°08'54"W	30.99'
[C15]	136.45'	110.00'	71°04'28"	S15°10'50"W	127.87'
[C16]	22.77'	20.00'	65°13'22"	S18°06'24"W	21.56'
[C17]	78.34'	170.00'	26°24'11"	N27°42'23"W	77.65'
[C18]	71.77'	190.00'	21°38'29"	N51°43'43"W	71.34'
[C19]	28.15'	20.00'	80°38'32"	S39°56'32"W	25.88'
[C20]	20.25'	1212.50'	00°57'26"	N79°47'05"E	20.25'
[C122]	116.93'	1000.00'	06°41'59"	S85°13'18"E	116.87'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C21	167.05'	1083.50'	08°50'01"	N75°34'54"E	166.89'
C22	47.23'	1387.00'	01°57'04"	N72°08'25"E	47.23'
C23	125.00'	1387.00'	05°09'49"	N75°41'52"E	124.95'
C24	39.91'	190.00'	12°02'02"	N84°17'47"E	39.83'
C25	89.70'	210.00'	24°28'29"	N52°28'21"W	89.02'
C26	28.69'	190.00'	08°39'02"	N35°54'36"W	28.66'
C27	38.97'	20.00'	111°38'27"	N87°24'18"W	33.09'
C28	88.65'	90.00'	56°26'21"	N08°33'18"E	85.11'
C29	110.49'	410.00'	15°26'28"	S11°56'38"E	110.16'
C30	52.64'	1000.00'	03°00'58"	N71°20'08"W	52.63'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C31	110.19'	970.00'	06°30'30"	N88°55'59"E	110.13'
C32	6.80'	230.07'	01°41'39"	S04°21'35"E	6.80'
C33	6.79'	200.07'	01°56'45"	S04°14'02"E	6.79'
C34	6.79'	170.07'	02°17'10"	S04°03'50"E	6.79'
C35	9.62'	170.07'	03°14'28"	S01°18'01"E	9.62'
C36	14.48'	150.07'	05°31'38"	S02°26'36"E	14.47'
C37	20.28'	866.00'	01°20'30"	N80°50'46"E	20.28'
C38	49.95'	866.00'	03°18'18"	N78°31'22"E	49.95'
C39	35.19'	866.00'	02°19'42"	N75°42'22"E	35.19'
C40	24.74'	866.00'	01°38'12"	N73°43'25"E	24.74'
C41	20.27'	1134.00'	01°01'26"	N73°25'02"E	20.27'
C42	84.57'	1134.00'	04°16'23"	N76°03'57"E	84.55'
C43	124.06'	846.00'	08°24'06"	N77°06'22"E	123.95'
C44	110.98'	1154.00'	05°30'37"	N75°39'37"E	110.94'
C45	27.41'	230.00'	06°49'37"	N03°05'54"W	27.39'
C46	60.56'	1030.00'	03°22'09"	S75°43'02"W	60.56'
C47	20.27'	1030.00'	01°07'39"	S73°28'08"W	20.27'
C48	24.74'	970.00'	01°27'40"	S73°38'09"W	24.74'
C49	51.17'	970.00'	03°01'21"	S75°52'39"W	51.16'
C50	60.30'	970.00'	03°33'42"	S79°10'11"W	60.29'

REGISTERED  
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LAND SURVEYOR

OREGON  
 SEPTEMBER 12, 2017  
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C51	20.03'	970.00'	01°11'00"	S81°32'32"W	20.03'
C52	20.26'	170.00'	06°49'37"	N03°05'54"W	20.24'
C53	97.94'	1030.00'	05°26'53"	N83°28'25"E	97.90'
C54	20.04'	1030.00'	01°06'53"	N86°45'18"E	20.04'
C55	104.04'	1030.00'	05°47'16"	S89°47'38"E	104.00'
C56	96.92'	1030.00'	05°23'29"	S80°51'22"E	96.88'
C57	20.00'	1030.00'	01°06'45"	S77°36'15"E	20.00'
C58	75.58'	1030.00'	04°12'15"	S74°56'44"E	75.56'
C59	3.30'	90.00'	02°06'03"	N11°21'27"E	3.30'
C60	4.03'	110.00'	02°06'03"	N11°21'27"E	4.03'
C61	21.72'	970.00'	01°16'59"	N73°29'06"W	21.72'
C62	60.00'	970.00'	03°32'39"	N75°53'55"W	59.99'
C63	45.00'	970.00'	02°39'29"	N78°59'58"W	45.00'
C64	55.00'	970.00'	03°14'55"	N81°57'11"W	54.99'
C65	39.20'	970.00'	02°18'56"	N84°44'06"W	39.20'
C66	75.00'	970.00'	04°25'48"	N88°06'29"W	74.98'
C67	55.00'	970.00'	03°14'55"	S88°03'09"W	54.99'
C68	39.20'	970.00'	02°18'56"	S85°16'13"W	39.20'
C69	60.06'	970.00'	03°32'52"	S82°20'19"W	60.05'
C70	86.67'	170.00'	29°12'35"	S20°35'11"E	85.73'
C71	23.38'	170.00'	07°52'47"	S39°07'52"E	23.36'
C72	38.25'	866.00'	02°31'51"	N82°50'50"E	38.25'
C73	35.00'	866.00'	02°18'56"	N85°16'13"E	35.00'
C74	49.10'	866.00'	03°14'55"	N88°03'09"E	49.10'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C75	66.96'	866.00'	04°25'48"	S88°06'29"E	66.94'
C76	35.00'	866.00'	02°18'56"	S84°44'06"E	35.00'
C77	49.10'	866.00'	03°14'55"	S81°57'11"E	49.10'
C78	40.18'	866.00'	02°39'29"	S78°59'58"E	40.17'
C79	53.57'	866.00'	03°32'39"	S75°53'55"E	53.56'
C80	12.90'	866.00'	00°51'13"	S73°41'59"E	12.90'
C81	27.97'	20.00'	80°08'20"	N66°39'28"E	25.75'
C82	69.41'	970.00'	04°06'00"	S74°57'19"W	69.40'
C83	4.05'	1030.00'	00°13'32"	S73°01'05"W	4.05'
C84	35.00'	1030.00'	01°56'49"	S74°06'15"W	35.00'
C85	45.00'	1030.00'	02°30'12"	S76°19'45"W	45.00'
C86	45.00'	1030.00'	02°30'12"	S78°49'57"W	45.00'
C87	60.16'	1030.00'	03°20'47"	S81°45'26"W	60.15'
C88	20.01'	1030.00'	01°06'47"	S83°59'13"W	20.01'
C89	135.43'	1030.00'	07°32'01"	S88°18'37"W	135.34'
C90	22.47'	390.00'	03°18'05"	S05°52'27"E	22.47'
C91	33.40'	390.00'	04°54'27"	S09°58'43"E	33.39'
C92	29.74'	20.00'	85°11'07"	S55°01'30"E	27.07'
C93	45.49'	1134.00'	02°17'54"	N81°14'00"E	45.48'
C94	49.48'	1134.00'	02°30'00"	N78°50'03"E	49.47'
C95	49.61'	1134.00'	02°30'24"	N76°19'51"E	49.61'
C96	38.54'	1134.00'	01°56'49"	N74°06'15"E	38.53'
C97	4.46'	1134.00'	00°13'32"	N73°01'05"E	4.46'
C98	66.84'	866.00'	04°25'20"	N75°06'59"E	66.82'
C99	21.12'	230.00'	05°15'40"	N31°07'41"W	21.11'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C100	90.38'	230.00'	22°30'57"	N17°14'23"W	89.80'
C101	143.07'	1000.00'	08°11'50"	N88°01'55"E	142.95'
C102	192.48'	1000.00'	11°01'41"	N78°25'09"E	192.18'
C103	105.41'	1000.00'	06°02'23"	N75°55'30"E	105.36'
C104	23.83'	200.00'	06°49'37"	N03°05'54"W	23.82'
C105	109.66'	200.00'	31°24'53"	S21°41'21"E	108.29'
C106	278.58'	1000.00'	15°57'41"	N86°55'32"E	277.68'
C107	213.81'	1000.00'	12°15'01"	S78°58'07"E	213.40'
C108	11.25'	170.00'	03°47'32"	S44°58'01"E	11.25'
C109	4.00'	866.00'	00°15'53"	N73°59'39"W	4.00'
C110	25.00'	210.00'	06°49'15"	N61°17'58"W	24.99'
C111	80.11'	260.00'	17°39'13"	N49°03'43"W	79.79'
C112	41.82'	240.00'	09°59'05"	N35°14'34"W	41.77'
C113	23.56'	15.00'	90°00'00"	S45°19'09"W	21.21'
C114	54.98'	35.00'	90°00'00"	S45°19'09"W	49.50'
C115	26.13'	90.00'	16°38'05"	S28°27'26"W	26.04'
C116	64.70'	210.00'	17°39'13"	N49°03'43"W	64.45'
C117	27.54'	970.00'	01°37'35"	S72°01'40"E	27.53'
C118	20.16'	970.00'	01°11'27"	S70°37'09"E	20.16'
C119	392.89'	846.00'	26°36'32"	N84°18'20"W	389.37'
C120	35.12'	846.00'	02°22'43"	S81°12'02"W	35.12'
C121	32.95'	846.00'	02°13'53"	S78°53'45"W	32.94'
C122	116.93'	1000.00'	06°41'59"	S84°31'10"E	116.87'
C123	213.90'	1020.00'	12°00'55"	N86°05'13"E	213.51'
C124	207.63'	980.00'	12°08'20"	S86°05'55"W	207.24'
C125	71.98'	846.00'	04°52'30"	S75°20'34"W	71.96'
C126	65.52'	90.00'	39°48'16"	S00°14'16"W	61.27'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
SEPTEMBER 12, 2017  
STEVEN LEE HOWELL  
91569

RENEWS: 6-30-2025

SURVEYED FOR: OLSEN COMMUNITIES LLC



**FFN SURVEYING**

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

JOB NO. 22-389

SHEET **6/7**

# FAIRVIEW ADDITION WEST PHASE 5

A REPLAT OF LOT 71 OF "FAIRVIEW ADDITION WEST PHASE 4" AND LOT 70 OF "FAIRVIEW ADDITION WEST PHASE 3"  
 IN THE SE & SW 1/4 OF SECTION 2 AND THE NE & NW 1/4 OF SECTION 11, T.8S., R.3.W., W.M.  
 CITY OF SALEM, MARION COUNTY, OREGON  
 DATE: MARCH 22, 2024

**APPROVALS**

<u>Eric Andersen</u> PLANNING ADMINISTRATOR, CITY OF SALEM CASE NUMBER FRP-PAR-SUB14-01MOD1	10/7/2024 DATE
<u>Paul M. Lull</u> CITY OF SALEM SURVEYOR	10/04/2024 DATE
_____ MARION COUNTY ASSESSOR	_____ DATE
TAXES AND ASSESSMENTS ON THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AS PROVIDED BY ORS 92.095, HAVE BEEN PAID IN FULL THROUGH _____	
_____ MARION COUNTY TAX COLLECTOR	_____ DATE
_____ MARION COUNTY BOARD OF COMMISSIONERS CHAIRPERSON OR VICE-CHAIRPERSON	_____ DATE

STATE OF OREGON }  
 COUNTY OF MARION } SS

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORDING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MARION COUNTY BOOK OF TOWN PLATS. IT IS FURTHER RECORDED IN MARION COUNTY DEED RECORDS IN INSTRUMENT NUMBER \_\_\_\_\_.

BILL BURGESS, MARION COUNTY CLERK

BY: \_\_\_\_\_  
 DEPUTY COUNTY CLERK

**PLAT NOTES**

- 1) CONDITIONS OF APPROVAL PER CITY OF SALEM CASE NUMBER FRP-PAR-SUB14-01MOD1 AS STATED IN NOTICE OF DECISION RECORDED IN REEL 4699, PAGE 431, MARION COUNTY RECORDS.
- 2) THE PRIVATE WAYS, PRIVATE STREETS AND PRIVATE USE AREAS SHOWN HEREON ARE FOR THE USE AND BENEFIT OF ALL LOTS CREATED IN THIS PLAT AND THOSE LOTS IN FAIRVIEW ADDITION WEST, FAIRVIEW ADDITION WEST PHASE 2, FAIRVIEW ADDITION WEST PHASE 3 AND FAIRVIEW ADDITION WEST PHASE 4, AS WELL AS FOR THE USE AND BENEFIT OF THE FAIRVIEW ADDITION HOMEOWNERS' ASSOCIATION. SAID ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE STREET.
- 3) PRIVATE USE AREAS, PRIVATE WAYS AND PRIVATE STREETS CREATED IN FAIRVIEW ADDITION WEST, FAIRVIEW ADDITION WEST PHASE 2, FAIRVIEW ADDITION WEST PHASE 3 AND FAIRVIEW ADDITION WEST PHASE 4 ARE FOR THE USE AND BENEFIT OF ALL LOTS IN FAIRVIEW ADDITION WEST, FAIRVIEW ADDITION WEST PHASE 2, FAIRVIEW ADDITION WEST PHASE 3, FAIRVIEW ADDITION WEST PHASE 4, FAIRVIEW ADDITION WEST PHASE 5 AND FOR THE USE AND BENEFIT OF THE FAIRVIEW ADDITION HOMEOWNERS' ASSOCIATION.
- 4) AN INFRASTRUCTURE AGREEMENT RECORDED IN REEL 2540, PAGE 426, MARION COUNTY DEED RECORDS, AND AMENDED BY THOSE INSTRUMENTS RECORDED IN REEL 3250, PAGE 279, REEL 3309, PAGE 210 AND REEL 3628, PAGE 424, MARION COUNTY DEED RECORDS, AFFECTS THIS PLAT.

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT FAIRVIEW ADDITION, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND HAS CAUSED THIS SUBDIVISION PLAT TO BE PREPARED AND THE LAND TO BE PLATTED INTO LOTS, PRIVATE USE AREAS, PRIVATE WAYS AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, AND HEREBY DEDICATES ADDITIONAL RIGHT OF WAY AS SHOWN TO THE PUBLIC FOR PUBLIC USE AND HEREBY GRANTS ALL EASEMENTS AS SHOWN OR NOTED HEREON. WE HEREBY ACKNOWLEDGE THE PLAT NOTES SHOWN ON THIS SHEET. WE HEREBY EXTINGUISH THE PORTION OF A 20.00 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT, CREATED BY PARTITION PLAT 2018-074, NOW LYING WITHIN PUBLIC STREETS. WE HEREBY EXTINGUISH A 20.00 FOOT WIDE PRIVATE WATERLINE EASEMENT CREATED BY PARTITION PLAT 2018-074.

Eric Olsen  
 ERIC OLSEN, MEMBER  
 FAIRVIEW ADDITION, LLC

**ACKNOWLEDGEMENT**

STATE OF OREGON }  
 COUNTY OF Marion } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 20, 2024 BY ERIC OLSEN, MEMBER, FAIRVIEW ADDITION, LLC, AN OREGON LIMITED LIABILITY COMPANY

Stephanie Stenger  
 NOTARY SIGNATURE

Stephanie Stenger  
 NOTARY PUBLIC - OREGON (PRINTED)

COMMISSION NO. 1031635

MY COMMISSION EXPIRES: December 08, 2026

**PLAT NOTES CONTINUED**

- 5) A CONSTRUCTION DEFERRAL AGREEMENT RECORDED IN REEL 3690, PAGE 288, MARION COUNTY DEED RECORDS, AND AMENDED BY REEL 3704, PAGE 292, MARION COUNTY DEED RECORDS, AFFECTS THIS PLAT.
- 6) IMPROVEMENT AGREEMENTS RECORDED IN REEL 3690, PAGE 289, REEL 4660, PAGE 137 AND INSTRUMENT NUMBER 2024-18223, MARION COUNTY DEED RECORDS, AFFECT THIS PLAT.
- 7) A WATER RIGHT CONVEYANCE AGREEMENT RECORDED IN REEL 4645, PAGE 285, MARION COUNTY DEED RECORDS, AFFECTS THIS PLAT.
- 8) RESTRICTIVE COVENANTS RECORDED IN REEL 2170 PAGE 69, AMENDED BY REEL 2361, PAGE 109 AND REEL 2985, PAGE 84, MARION COUNTY DEED RECORDS, AFFECTS THIS PLAT.
- 9) AN ORDER APPROVING FORMATION OF SUSTAINABLE FAIRVIEW DISTRICT RECORDED IN REEL 2552, PAGE 4, MARION COUNTY DEED RECORDS, AFFECTS THIS PLAT.
- 10) PLANNING DECISIONS RECORDED IN REEL 3694, PAGE 53 AND REEL 4108, PAGE 58, MARION COUNTY DEED RECORDS, AFFECTS THIS PLAT.
- 11) A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "FAIRVIEW ADDITION WEST (REFERRED TO AS "FAIRVIEW ADDITION" IN SAID DECLARATION), PERTAINING TO PREVIOUS PHASES OF THIS SUBDIVISION WAS RECORDED IN REEL 3770, PAGE 83 AND WAS AMENDED BY REEL 3783, PAGE 119, REEL 3951, PAGE 113 AND REEL 4072, PAGE 236, MARION COUNTY DEED RECORDS.
- 12) A 20.00 FOOT WIDE PRIVATE ACCESS EASEMENT AS SHOWN IN DETAIL 'S' ON SHEET 3 IS GRANTED HEREON TO THE OWNER(S) AND FUTURE OWNER(S) OF PARCEL 2, P.P. 2015-029.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 70 OF FAIRVIEW ADDITION WEST PHASE 3 AND LOT 71 OF FAIRVIEW ADDITION WEST PHASE 4, INTO LOTS, PRIVATE USE AREAS AND PRIVATE WAYS AS SHOWN, PER CITY OF SALEM CASE NUMBER FRP-PAR-SUB14-01MOD1.

MY BASIS OF BEARINGS IS ALONG A PORTION OF THE NORTH LINE OF SUBJECT PROPERTY, FOR WHICH I HELD THE BEARING PER THE OREGON COORDINATE REFERENCE SYSTEM 'SALEM' ZONE BETWEEN MONUMENTS 'A' AND 'B'.

THE OUTER BOUNDARY WAS RESOLVED BY HOLDING RECORD GEOMETRY, ALONG WITH MONUMENTS FOUND AS SHOWN, PER SAID FAIRVIEW ADDITION WEST PHASE 3, FAIRVIEW ADDITION WEST PHASE 4 AND REEL 4126, PAGE 440, MARION COUNTY DEED RECORDS.

**SURVEYOR'S CERTIFICATE**

I, STEVEN L. HOWELL, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED SUBDIVISION PLAT, IN THE SOUTHEAST AND SOUTHWEST ONE-QUARTER OF SECTION 2 AND THE NORTHEAST AND NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, THE BOUNDARIES OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 70 OF "FAIRVIEW ADDITION WEST PHASE 3" AND LOT 71 OF "FAIRVIEW ADDITION WEST PHASE 4". THE INITIAL POINT BEING A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC" AT THE NORTHWEST CORNER OF SAID LOT 71.

EXCEPTING THEREFROM ALL THAT PROPERTY AS CONVEYED TO THE CITY OF SALEM FOR ROAD AND RIGHT-OF-WAY PURPOSES BY REEL 4126, PAGE 440, MARION COUNTY DEED RECORDS.

CONTAINING 17.76 ACRES, MORE OR LESS.

**PLAT NOTES CONTINUED**

- 13) PRIVATE USE AREA 'A' TO BE USED FOR MICROHOMES WITH AN OPENSOURCE EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION PRIOR TO CERTIFICATE OF OCCUPANCY.
- 14) A UTILITY EASEMENT FOR THE BENEFIT OF PRIVATE USE AREA 'A' IS GRANTED HEREON OVER THE ENTIRE PRIVATE USE AREA AND THE PRIVATE WAYS CONTIGUOUS THERETO.
- 15) AN AFFIDAVIT OF CONSENT FROM PIONEER TRUST BANK, N.A., FOR THAT CERTAIN TRUST DEED RECORDED IN REEL 4495, PAGE 294, HAS BEEN RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_, MARION COUNTY DEED RECORDS.
- 16) AN AFFIDAVIT OF CONSENT FROM PIONEER TRUST BANK, FOR THOSE CERTAIN TRUST DEEDS RECORDED IN INSTRUMENT NUMBERS, 2023-33176, 2023-33178 AND 2023-33179, HAS BEEN RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_, MARION COUNTY DEED RECORDS.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

Steven L. Howell  
 OREGON  
 SEPTEMBER 12, 2017  
 STEVEN LEE HOWELL  
 91569  
 RENEWS: 6-30-2025

<b>SURVEYED FOR: OLSEN COMMUNITIES LLC</b>	
<b>FFN SURVEYING</b>	JOB NO. 22-389
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SHEET <b>717</b>	