



TALLY MEADOWS

IN THE NW 1/4 OF SECTION 9, T.8S., R.3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

DATE: MAY 01, 2024

MONUMENT DESCRIPTIONS

NOTE: WITHIN 0.2' OF SURFACE
UNLESS NOTED OTHERWISE

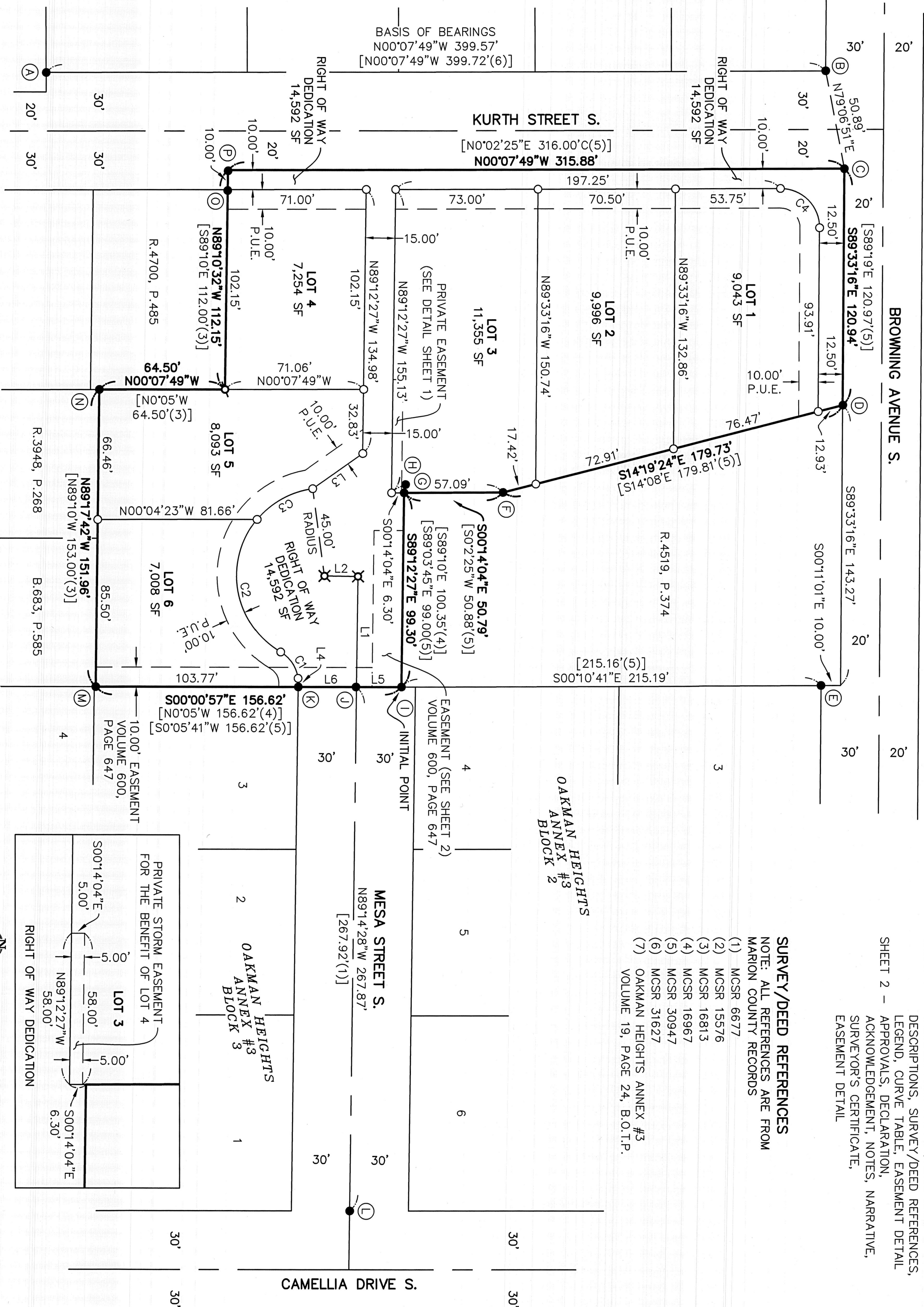
- A IR 5/8" W/YPC "S&K INC LS447 LS548" (6)
B IR 5/8" DOWN 0.7' (6)
C IR 5/8" W/YPC "ILLEGIBLE" (5)
D IR 5/8" W/YPC "LS 815" (5)
E IP 3/4", DOWN 0.8' (7)
F IR 5/8" W/YPC "LS 815" (5)
G IR 5/8" W/YPC "LS 815" (5)
H IP 3/4", UP 0.5' (4)
I BEARS N7448'49"W, 0.27' FROM CORNER
IR 5/8" W/YPC "LS 815", DOWN 0.5' (5)
J IP 1/2", DOWN 0.5' (1)
K BEARS S00'00'57"E, 0.33' FROM CENTERLINE
IP 1/2", DOWN 1.7' (7)
L IP 1/2" (1)
M IP 1/2" (3)
N IP 1/2", PINCHED TOP, INSIDE IP 1",
DOWN 0.8' (3)
O IP 1/2" (3)
P BEARS S89'10'32"E, 0.46' FROM CORNER
IP 1/2", DOWN 0.5' (2)
BEARS S89'10'32"E, 0.39' FROM CORNER

LEGEND

- FOUND MONUMENT AS NOTED
HELD UNLESS NOTED OTHERWISE
- SET 5/8"x30" IR W/YPC MARKED
"HOWELL LS 91569", POST MONUMENT
TO BE POST MONUMENTED
- ✕ SET 5/8"x30" IR W/AL MARKED
"HOWELL LS 91569"
TO BE POST MONUMENTED
- ⌘ SET 5/8"x30" IR W/YPC MARKED
"HOWELL LS 91569"
RECORD DATA & REFERENCE
- C(##) CALCULATED DATA & REFERENCE
- IR IRON ROD
- IP IRON PIPE
- W/YPC WITH YELLOW PLASTIC CAP
- W/AL WITH ALUMINUM CAP
- SF SQUARE FEET
- P.U.E. PUBLIC UTILITY EASEMENT
- B.O.T.P. BOOK OF TOWN PLATS
- Ⓐ MONUMENT REFERENCE
- R., P. REEL, PAGE
- B., P. BOOK, PAGE

| LINE TABLE | |
|------------|-------------|
| LINE # | DIRECTION |
| L1 | N89°14'28"W |
| L2 | S00°45'32"W |
| L3 | N35°02'32"W |
| L4 | N89°14'28"W |
| L5 | S00°00'57"E |
| L6 | S00°00'57"E |

| CURVE TABLE | | | | |
|-------------|--------|--------|-----------|-------------|
| CURVE # | LENGTH | RADIUS | DELTA | CH. BEARING |
| C1 | 19.25' | 18.18' | 60°40'13" | S60°25'26"W |
| C2 | 78.30' | 45.00' | 99°41'42" | S79°56'10"W |
| C3 | 33.39' | 45.00' | 42°30'53" | N28°57'32"W |
| C4 | 31.62' | 20.00' | 90°34'33" | N45°09'28"E |



SHEET INDEX

SHEET 1 - OVERALL PLAT LAYOUT, MONUMENT
DESCRIPTIONS, SURVEY/DEED REFERENCES,
LEGEND, CURVE TABLE, EASEMENT DETAIL
SHEET 2 - APPROVALS, DECLARATION,
ACKNOWLEDGEMENT, NOTES, NARRATIVE,
SURVEYOR'S CERTIFICATE,
EASEMENT DETAIL

SURVEY/DEED REFERENCES

NOTE: ALL REFERENCES ARE FROM
MARION COUNTY RECORDS

- (1) MCSR 6677
(2) MCSR 15576
(3) MCSR 16813
(4) MCSR 16967
(5) MCSR 30947
(6) MCSR 31627
(7) OAKMAN HEIGHTS ANNEX #3
VOLUME 19, PAGE 24, B.O.T.P.



SURVEYED FOR: LNC DEVELOPMENT LLC



FFN SURVEYING

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

SHEET 1/2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWALS: 6-30-2025

APPROVALS

Chris Anderson, Clerk
PLANNING ADMINISTRATOR, CITY OF SALEM
CASE NUMBER SUB22-07
DATE 12/05/2024

Pat m. Lehl
CITY OF SALEM SURVEYOR
DATE 12/04/2024

MARION COUNTY ASSESSOR _____ DATE _____

TAXES AND ASSESSMENTS ON THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AS PROVIDED BY ORS 92.093, 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

THIS SUBDIVISION PLAT IS SUBJECT TO THE FOLLOWING:

- 1) CONDITIONS OF APPROVAL PER CITY OF SALEM CASE NUMBER SUB22-07, AS STATED IN NOTICE OF DECISION RECORDED AS INSTRUMENT NUMBER 2024-12911, MARION COUNTY RECORDS.
- 2) PROPERTY IS SUBJECT TO THOSE EASEMENTS AS RECORDED IN VOLUME 600, PAGE 647, REEL 2978, PAGE 32 AND REEL 3470, PAGE 304, MARION COUNTY RECORDS.
- 3) IMPROVEMENT AGREEMENT RECORDED AS INSTRUMENT NUMBER 2024-25049, MARION COUNTY RECORDS.
- 4) AN AFFIDAVIT OF CONSENT FROM ~~FIDELITY NATIONAL TITLE~~ **WASATCH CREDIT ASSOCIATION** FOR THAT CERTAIN TRUST DEED RECORDED IN INSTRUMENT NUMBER 2023-27783, HAS BEEN RECORDED IN INSTRUMENT NUMBER _____, MARION COUNTY RECORDS.
- 5) AN AFFIDAVIT OF CONSENT FROM ALERA MANAGEMENT GROUP LLC, AN OREGON LIMITED LIABILITY COMPANY, FOR THAT CERTAIN TRUST DEED RECORDED IN INSTRUMENT NUMBER 2024-17127, HAS BEEN RECORDED IN INSTRUMENT NUMBER _____, MARION COUNTY RECORDS.
- 6) AN AFFIDAVIT OF CONSENT FROM WASATCH CREDIT ASSOCIATION, FOR THAT CERTAIN TRUST DEED RECORDED IN INSTRUMENT NUMBER 2024-18771, HAS BEEN RECORDED IN INSTRUMENT NUMBER _____, MARION COUNTY RECORDS.

TALLY MEADOWS

IN THE NW 1/4 OF SECTION 9, T.8S., R.3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON
DATE: MAY 01, 2024

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT LNC DEVELOPMENT 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 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.

Brandon Gill
MEMBER OF LNC DEVELOPMENT LLC,
AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Multnomah } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 23, 2024, BY BRANDON GILL, MEMBER OF LNC DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY

David Lee Michelle Easton
NOTARY SIGNATURE

NOTARY PUBLIC - OREGON (PRINTED)

COMMISSION NO. 1017116

MY COMMISSION EXPIRES: 9/21/2025.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PLAT ALL THAT PROPERTY AS DESCRIBED IN INSTRUMENT NUMBER 2023-27782, MARION COUNTY DEED RECORDS, INTO 6 LOTS AS SHOWN, PER CITY OF SALEM CASE NUMBER SUB22-07.

FOR MY BASIS OF BEARINGS, I HELD NORTH 00°07'49" WEST ALONG THE WEST LINE OF KURTH STREET, BETWEEN MONUMENTS FOUND AS SHOWN, PER MARION COUNTY SURVEY NUMBER 31627.

FOR THE CENTERLINE OF BROWNING AVENUE, I HELD 30.00 FEET NORTH OF MONUMENT 'B' PER (6) AND 30.00 FEET NORTH OF MONUMENT 'E' PER (7).

FOR THE CENTERLINE OF KURTH STREET, I HELD 30.00 FEET EAST OF MONUMENTS 'A' AND 'B' PER (6)

FOR THE CENTERLINE OF MESA STREET, I HELD MONUMENT 'L' PER (1) AND 30.00 FEET NORTH OF MONUMENT 'K' PER (7).

THE EAST LINE SUBJECT PROPERTY WAS RESOLVED BY HOLDING MONUMENTS 'D', 'F', 'G', 'I' AND 'M' PER (5).

FOR THE SOUTH LINE OF SUBJECT PROPERTY, I HELD MONUMENTS 'W' AND 'N' FOR MOST SOUTHERLY PORTION PER (3). FOR THE PORTION BEING COINCIDENT WITH THE EAST LINE OF REEL 4700, PAGE 485, I HELD PARALLEL WITH THE CENTERLINE OF KURTH STREET THROUGH MONUMENT 'N' PER (3). FOR THE PORTION BEING COINCIDENT WITH THE NORTH LINE OF SAID REEL 4700, PAGE 485, I HELD MONUMENT 'P' AND 64.50 FEET NORTH OF MONUMENT 'N' PER (3).

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH ORS 92.070, THE INTERIOR CORNERS AND STREET CENTERLINES OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN INSTRUMENT NUMBER _____, MARION COUNTY DEED RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

MARION COUNTY SURVEYOR _____

DATE _____

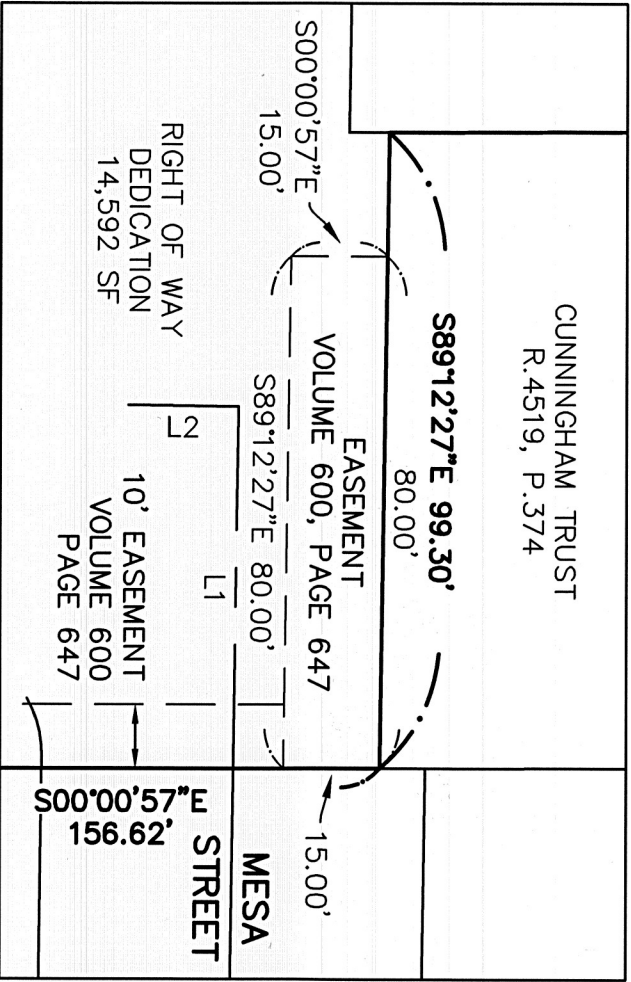
RENEWALS: 6-30-2025

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 NORTHWEST ONE-QUARTER OF SECTION 9, 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:

BEGINNING AT THE INITIAL POINT, BEING A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LS 815" ON THE WEST LINE OF "OAKMAN HEIGHTS ANNEX #3", RECORDED IN VOLUME 19, PAGE 24, MARION COUNTY BOOK OF TOWN PLATS, AT A POINT WHICH BEARS SOUTH 00°10'41" EAST, 215.19 FEET FROM A FOUND 3/4" IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 3, BLOCK 2 OF SAID "OAKMAN HEIGHTS" PLAT; THENCE, ALONG THE WEST LINE OF SAID "OAKMAN HEIGHTS" PLAT, SOUTH 00°00'57" EAST, 156.62 FEET TO THE NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO GOLDEN BY BOOK 683, PAGE 585, MARION COUNTY DEED RECORDS; THENCE, ALONG THE NORTH LINE OF SAID GOLDEN PROPERTY, AND CONTINUING ALONG THE NORTH LINE OF THAT PROPERTY CONVEYED TO DAVIS BY REEL 3948, PAGE 268, MARION COUNTY DEED RECORDS, NORTH 89°17'42" WEST, 151.96 FEET TO THE EAST LINE OF THAT PROPERTY CONVEYED TO HAYNES BY REEL 4238, PAGE 292, MARION COUNTY DEED RECORDS; THENCE, ALONG THE EAST LINE OF SAID HAYNES PROPERTY, NORTH 00°07'49" WEST, 64.50 FEET TO THE NORTHEAST CORNER THEREOF; THENCE, ALONG THE NORTH LINE OF SAID HAYNES PROPERTY, NORTH 89°10'32" WEST, 112.15 FEET TO THE EAST RIGHT OF WAY LINE OF KURTH STREET, 20.00 FEET FROM THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES; THENCE, ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00°07'49" WEST, 315.88 FEET TO THE SOUTH RIGHT OF WAY LINE OF BROWNING AVENUE, 20.00 FEET FROM THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89°33'16" EAST, 120.94 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY CONVEYED TO CUNNINGHAM TRUST BY REEL 4519, PAGE 374, MARION COUNTY DEED RECORDS; THENCE, ALONG THE WESTERLY LINE OF SAID CUNNINGHAM PROPERTY, SOUTH 14°19'24" EAST, 179.73 FEET TO AN ANGLE POINT THEREIN; THENCE, SOUTH 00°14'04" EAST, 50.79 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE, ALONG THE SOUTH LINE OF SAID CUNNINGHAM PROPERTY, SOUTH 89°12'27" EAST, 99.30 FEET TO THE INITIAL POINT.

CONTAINING 1.55 ACRES, MORE OR LESS.



EASEMENT DETAIL
SCALE 1"=30'

SURVEYED FOR: LNC DEVELOPMENT LLC

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JOB NO. 21-317

SHEET 2/2