

## EXHIBIT A

A unit of land situated in the northwest one-quarter of Section 18, Township 7 South, Range 2 West, of the Willamette Meridian, City of Salem, Marion County, Oregon, being a portion of Parcel 2 of Partition Plat 2017-32, Marion County Plat Records, and further described as follows:

Beginning at the northeast corner of said Parcel 2;

thence, along the east line of said Parcel 2, South 00°28'14" West, 20.00 feet;

thence, leaving said east line, South 89°58'14" West, 61.78 feet to the west line of a 20.00 foot Storm Drain Easement recorded in Reel 3925, Page 343, Marion County Deed Records, and as shown on said Partition Plat 2017-32;

thence, along the west line of said Storm Drain Easement, North 11°52'13" East, 20.44 feet to the north line of said Parcel 2;

thence, along the north line of said Parcel 2, North 89°58'21" East, 57.74 feet to the Point of Beginning.

Containing 1,195 square feet, more or less.

Bearings are based on the Oregon Coordinate Reference System "Salem" zone, NAD83(2011), epoch 2010.00.





0' 20'  
SCALE: 1" = 20'

EASY 8, LLC  
REEL 3871, PAGE 270

JIANG/ZHANG  
REEL 2267, PAGE 376

POINT OF BEGINNING

N89°58'21"E 57.74'

**SUBJECT AREA**  
1,195 SF

S89°58'14"W 61.78'

20.44'  
N11°52'13"E

S00°28'14"W  
20.00'

20' STORM DRAIN EASEMENT  
REEL 3925, PAGE 343

PARCEL 2 OF  
P.P.2017-32  
COE PROPERTIES LLC  
REEL 4312, PAGE 217

JCCD PROPERTY  
HOLDING LLC  
REEL 4321,  
PAGE 192

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
SEPTEMBER 12, 2017  
STEVEN LEE HOWELL  
91569

RENEWES: 6-30-2025

## EXHIBIT B

IN THE NW 1/4 OF SECTION 18,  
TOWNSHIP 7 SOUTH, RANGE 2 WEST, W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

DATE: NOVEMBER 04, 2024

SURVEYED FOR: COLE VALLEY PARTNERS, LLC



**FFN SURVEYING**

7230 3rd Street SE #145, Turner, OR 97392  
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JOB NO.  
24-510

SHEET  
1/1