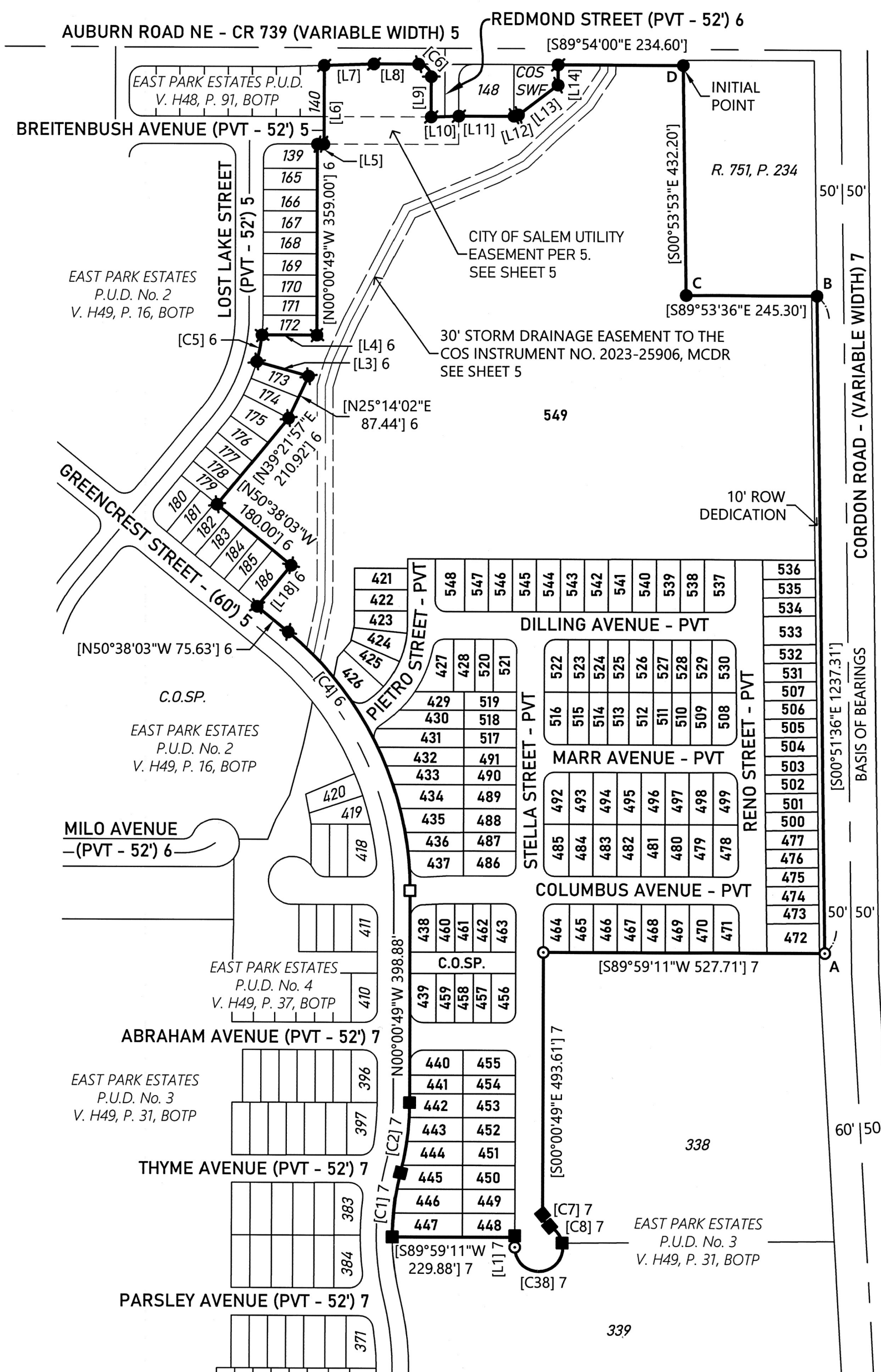


**EAST PARK ESTATES P.U.D. No. 5**  
A RE-PLAT OF LOT 230, EAST PARK ESTATES P.U.D. No. 2, AND  
LOT 337, EAST PARK ESTATES P.U.D. No. 3  
IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227



1" = 200'  
3/06/2024  
#7368



**LEGEND:**

- MCDR = MARION COUNTY DEED RECORD
- MCSR = MARION COUNTY SURVEY RECORD
- BOTP = BOOK OF TOWN PLATS
- W/YPC = WITH YELLOW PLASTIC CAP
- ROW = RIGHT-OF-WAY
- PUE = PUBLIC UTILITY EASEMENT
- RAD = RADIUS
- LDC = LOST DURING CONSTRUCTION
- IP = IRON PIPE
- IR = IRON ROD
- P. = PAGE
- V. = VOLUME
- R. = REEL
- COS = CITY OF SALEM
- SWF = STORM WATER FACILITY
- PVT = PRIVATE
- C.O.SP. = COMMON OPEN SPACE
- INST. NO. = INSTRUMENT NUMBER
- CR = COUNTY ROAD
- ( ) = RECORD DATA PER 5 UNLESS NOTED OTHERWISE
- [ ] = MEASURED AND RECORD DATA PER 5 UNLESS NOTED OTHERWISE
- = FOUND MONUMENT AS NOTED
- = FOUND 5/8" IR W/ YPC SCRIBED "MULTI/TECH ENG." PER EAST PARK V. H48, P. 91, BOTP
- = FOUND 5/8" IR W/ YPC SCRIBED "MULTI/TECH ENG." PER EAST PARK NO. 2, V. H49, P. 16, BOTP
- = FOUND 5/8" IR W/ YPC SCRIBED "MULTI/TECH ENG." PER EAST PARK NO. 3, V. H49, P. 31, BOTP
- = SET 5/8" X 30" IR, W/YPC SCRIBED "MULTI/TECH ENG."
- = SET 5/8" X 30" IR, WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG."
- = ORIGINAL MONUMENT LOST DURING CONSTRUCTION, SET 5/8" X 30" IR, W/YPC SCRIBED "MULTI/TECH ENG."
- ⊗ = SET 1" BRASS CAP SCRIBED "MULTI/TECH ENG."

**LINE TABLE**

LINE#	DIRECTION	LENGTH
[L1] 7	N00°00'49"W	18.47'
[L3] 6	N74°26'46"W	101.00'
[L4] 6	N89°59'11"E	103.16'
[L5]	N89°59'11"E	12.50'
[L6]	N00°00'49"W	148.33'
[L7]	N88°11'27"E	93.76'
[L8]	S89°54'00"E	81.83'
[L9]	S00°00'49"E	74.11'
[L10]	N88°06'40"E	52.03'
[L11]	N89°59'11"E	104.00'
[L12]	N73°47'19"E	9.08'
[L13]	N52°43'43"E	92.63'
[L14]	N00°06'00"E	38.27'
[L18] 6	N39°21'57"E	100.00'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
[C1] 7	483.58'	14°26'36"	121.90'	N06°51'05"E	121.58'
[C2] 7	543.58'	14°05'12"	133.64'	N07°01'47"E	133.31'
[C4] 6	630.00'	50°37'14"	556.60'	N25°19'26"W	538.68'
[C5] 6	326.00'	8°58'15"	51.04'	N11°04'06"E	50.99'
[C6]	25.00'	89°53'11"	39.22'	S44°57'25"E	35.32'
[C7] 7	25.00'	62°47'39"	27.40'	S31°24'39"E	26.05'
[C8] 7	45.00'	51°30'40"	40.46'	S37°03'09"E	39.11'
[C38] 7	45.00'	191°57'17"	150.76'	S84°40'50"W	89.51'

**REFERENCE SURVEYS:**

1. MCSR 36837
2. MCSR 39457
3. MCSR 39510
4. P.P. 2020-61
5. EAST PARK ESTATES P.U.D. V. H48, P.91, BOTP
6. EAST PARK ESTATES P.U.D. No. 2, V. H49, P. 16, BOTP
7. EAST PARK ESTATES P.U.D. No. 3, V. H49, P. 31, BOTP
8. EAST PARK ESTATES P.U.D. No. 4, V. H49, P. 37, BOTP

**MONUMENT TABLE:**

- A. 5/8" IR, W/YPC SCRIBED "DLT & ASSOC. PLS 1362", PER MCSR 31002, LDC
- B. 1/2" IP, WITH UNREADABLE YELLOW PLASTIC CAP, PER MCSR 29413
- C. 1/2" IP, PER MCSR 29413
- D. 3/4" IP, REFERENCED IN 1, 5, & 6. ORIGIN UNKNOWN.

**NOTES:**

1. ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
2. ALL MONUMENTS SET FLUSH WITH THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Hamman*

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2025

**SHEET INDEX:**

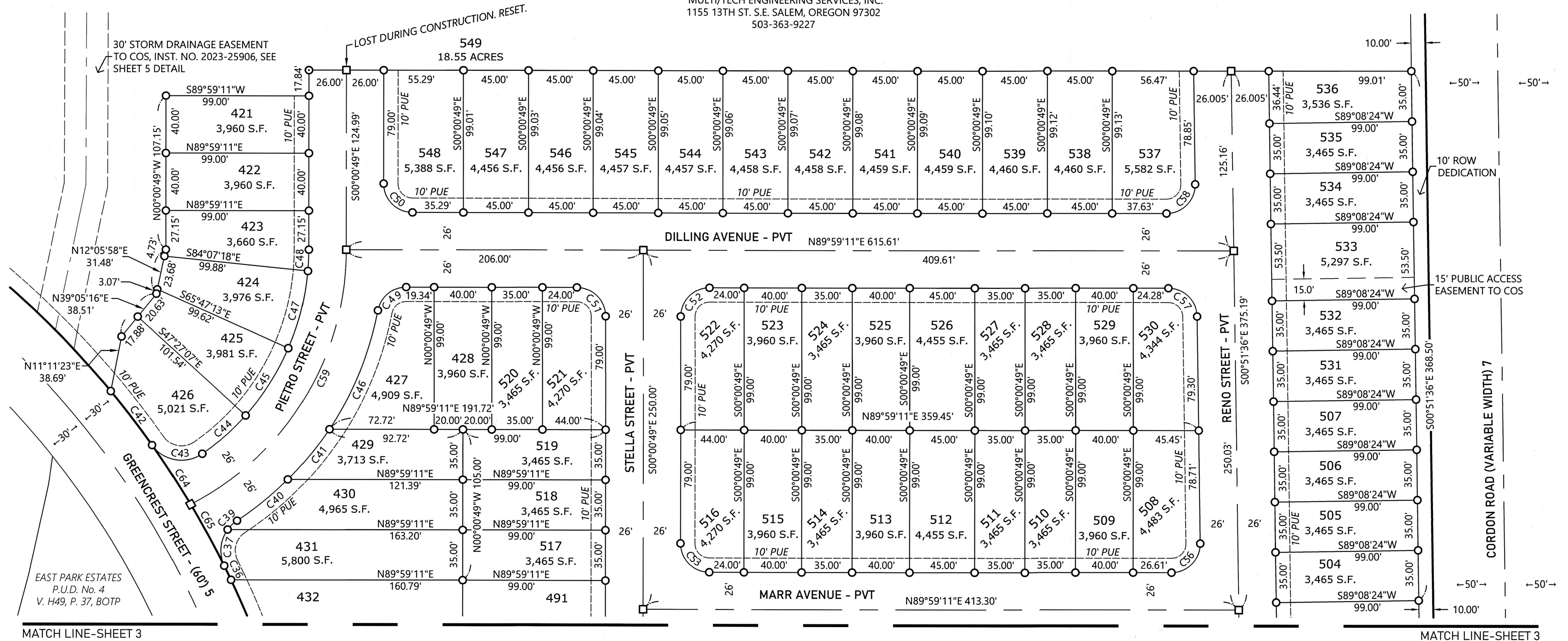
- SHEET 1 - OVERALL BOUNDARY, MONUMENT TABLE, LOTS 421 - 549, CURVE TABLE, LINE TABLE, LEGEND, & REFERENCE SURVEYS  
SHEET 2 - NORTH LOT DETAIL, & CURVE TABLE  
SHEET 3 - CENTRAL LOT DETAIL, & CURVE TABLE  
SHEET 4 - SOUTH LOT DETAIL, CURVE TABLE, & DETAIL 4A  
SHEET 5 - STORM DRAIN EASEMENT DETAIL, DETAIL 5A, LOT 549, CURVE TABLE, & LINE TABLE  
SHEET 6 - NARRATIVE, CERTIFICATE, & PLAT NOTES  
SHEET 7 - APPROVALS, DEDICATION, & RECORDING INFORMATION



# EAST PARK ESTATES P.U.D. No. 5

A RE-PLAT OF LOT 230, EAST PARK ESTATES P.U.D. No. 2, AND  
LOT 337, EAST PARK ESTATES P.U.D. No. 3  
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BY:  
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503-363-9227



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C36	630.00'	0°56'33"	10.36'	N25°51'39"W	10.36'
C37	25.00'	62°01'14"	27.06'	S04°40'45"W	25.76'
C39	25.00'	20°54'51"	9.13'	S46°08'50"W	9.07'
C40	226.00'	11°32'55"	45.55'	S50°49'50"W	45.47'
C41	226.00'	11°29'24"	45.32'	S39°18'40"W	45.24'
C42	630.00'	4°18'40"	47.40'	N37°26'05"W	47.39'
C43	25.00'	89°53'38"	39.22'	S80°12'47"E	35.31'
C44	174.00'	13°16'19"	40.30'	N48°11'40"E	40.21'
C45	174.00'	18°20'03"	55.68'	N32°23'29"E	55.44'
C46	226.00'	22°48'10"	89.94'	S22°09'53"W	89.35'
C47	174.00'	18°20'03"	55.68'	N14°03'26"E	55.44'
C48	174.00'	4°54'14"	14.89'	N02°26'18"E	14.89'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C49	20.00'	79°13'22"	27.65'	S50°22'30"W	25.50'
C50	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C51	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C52	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C53	20.00'	90°00'00"	31.42'	S45°00'49"E	28.28'
C56	20.00'	90°50'47"	31.71'	N44°33'47"E	28.49'
C57	20.00'	89°09'13"	31.12'	N45°26'13"W	28.07'
C58	20.00'	90°50'47"	31.71'	S44°33'47"W	28.49'
C59	200.00'	62°33'08"	218.35'	S31°15'45"W	207.66'
C64	630.00'	4°28'25"	49.19'	N33°02'34"W	49.18'
C65	630.00'	4°28'23"	49.18'	N28°35'10"W	49.17'



1" = 50'  
3/06/2024  
#7368

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Hamman*

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

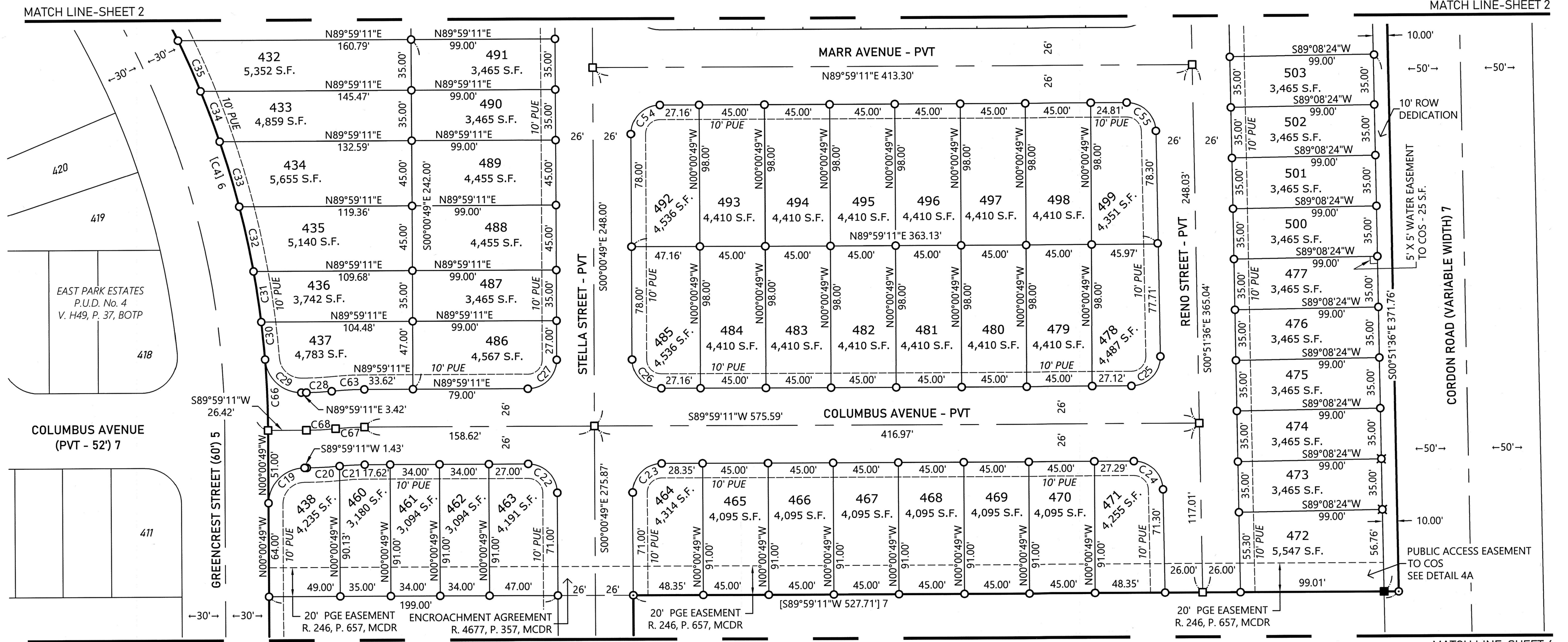
EXPIRES: 6-30-2025



# EAST PARK ESTATES P.U.D. No. 5

A RE-PLAT OF LOT 230, EAST PARK ESTATES P.U.D. No. 2, AND  
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503-363-9227



MATCH LINE-SHEET 4

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
[C4] 6	630.00'	50°37'14"	556.60'	N25°19'26"W	538.68'
C19	25.00'	90°00'00"	39.27'	S44°59'11"W	35.36'
C20	226.00'	5°43'55"	22.61'	S87°07'13"W	22.60'
C21	174.00'	5°43'55"	17.41'	S87°07'13"W	17.40'
C22	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C23	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C24	20.00'	89°09'13"	31.12'	S45°26'13"E	28.07'
C25	20.00'	90°50'47"	31.71'	N44°33'47"E	28.49'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C26	20.00'	90°00'00"	31.42'	S45°00'49"E	28.28'
C27	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C28	174.00'	5°43'55"	17.41'	N87°07'13"E	17.40'
C29	25.00'	85°32'08"	37.32'	S47°14'46"E	33.95'
C30	630.00'	2°22'17"	26.07'	N05°39'51"W	26.07'
C31	630.00'	3°13'06"	35.39'	N08°27'26"W	35.38'
C32	630.00'	4°11'14"	46.04'	N12°09'36"W	46.03'
C33	630.00'	4°16'00"	46.91'	N16°23'13"W	46.90'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C34	630.00'	3°23'32"	37.30'	N20°13'06"W	37.29'
C35	630.00'	3°28'31"	38.21'	N23°39'07"W	38.21'
C54	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C55	20.00'	89°09'13"	31.12'	N45°26'13"W	28.07'
C63	226.00'	5°43'55"	22.61'	N87°07'13"E	22.60'
C66	630.00'	4°27'52"	49.09'	S02°14'46"E	49.08'
C67	200.00'	5°43'55"	20.01'	S87°07'13"W	20.00'
C68	200.00'	5°43'55"	20.01'	S87°07'13"W	20.00'

1" = 50'  
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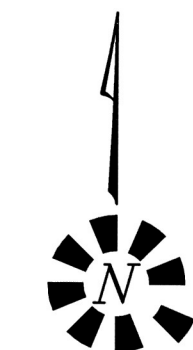
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*Robert D. Hamman*  
OREGON  
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EXPIRES: 6-30-2025

# EAST PARK ESTATES P.U.D. No. 5

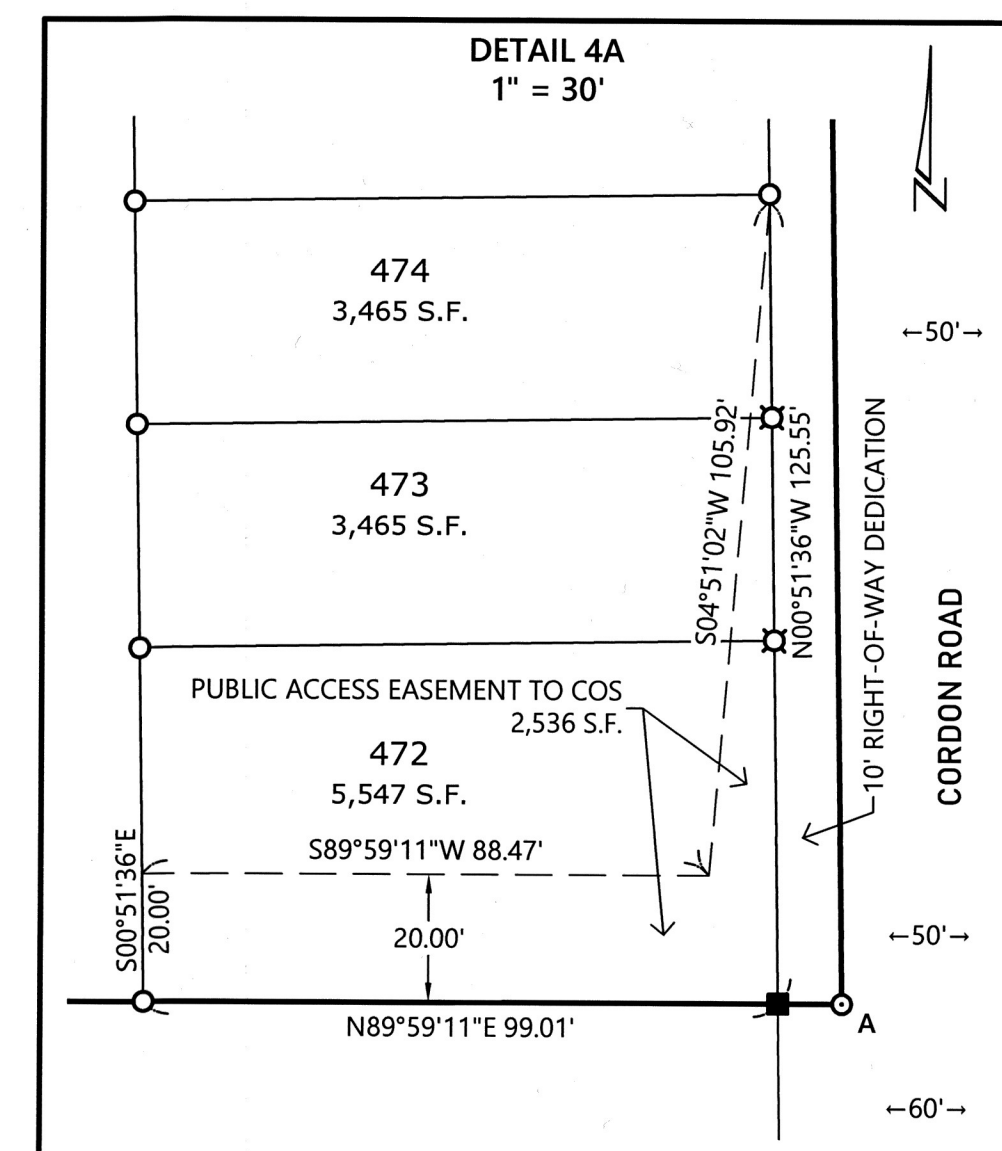
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
[C1] 7	483.58'	14°26'36"	121.90'	N06°51'05"E	121.58'
[C2] 7	543.58'	14°05'12"	133.64'	N07°01'47"E	133.31'
[C7] 7	25.00'	62°47'39"	27.40'	S31°24'39"E	26.05'
[C8] 7	45.00'	51°30'40"	40.46'	S37°03'09"E	39.11'
C9	483.58'	5°20'15"	45.05'	N02°17'59"E	45.04'
C10	483.58'	5°22'55"	45.42'	N07°39'35"E	45.41'
C11	483.58'	3°43'20"	31.42'	N12°12'43"E	31.41'
C12	543.58'	4°49'11"	45.73'	N10°06'50"E	45.71'
C13	543.58'	4°45'55"	45.21'	N05°19'18"E	45.20'
C14	543.58'	2°57'09"	28.01'	N01°27'46"E	28.01'
C15	25.00'	90°00'00"	39.27'	S44°59'11"W	35.36'
C16	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C17	25.00'	90°00'00"	39.27'	S45°00'49"E	35.36'
C18	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
[C38] 7	45.00'	191°57'17"	150.76'	N84°40'50"E	89.51'
C70	543.58'	1°32'53"	14.69'	N13°17'56"E	14.69'



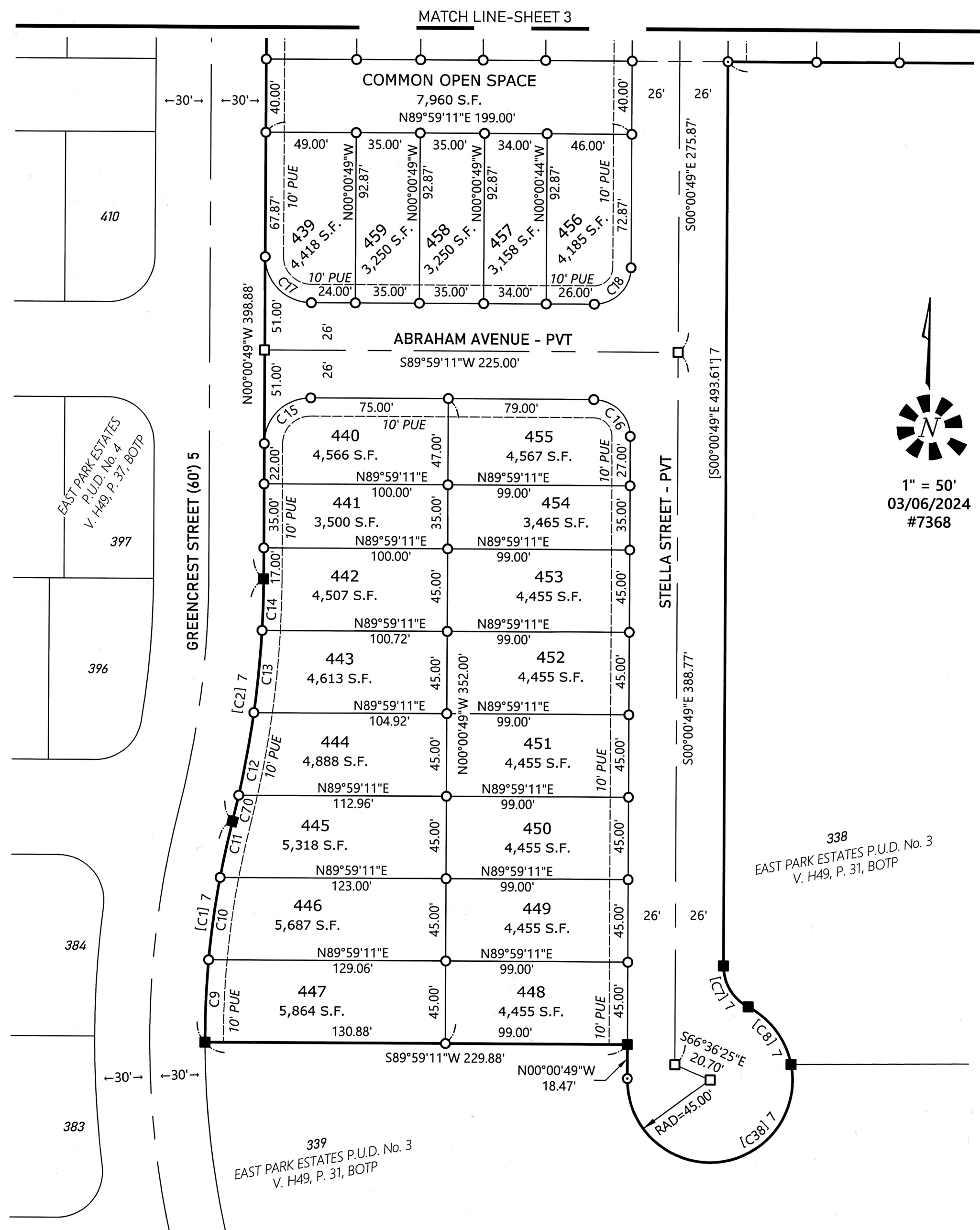
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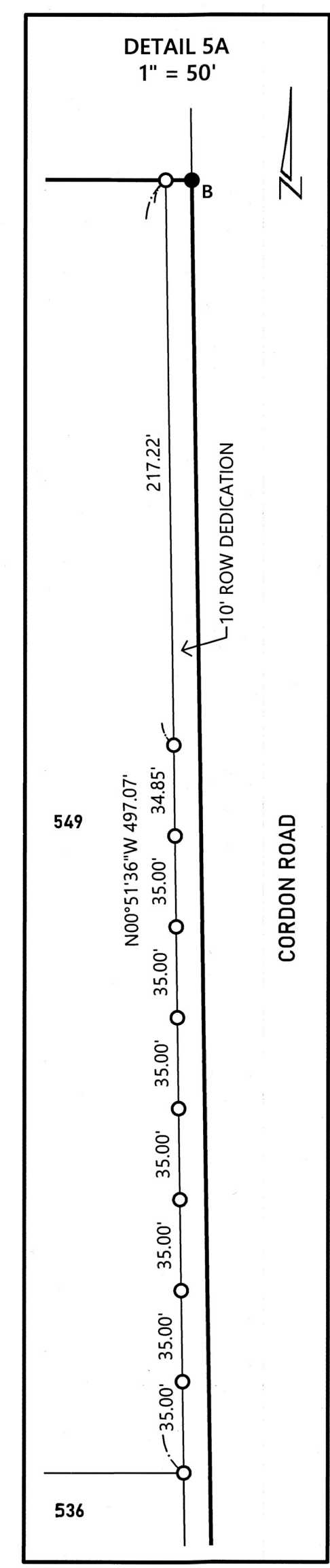
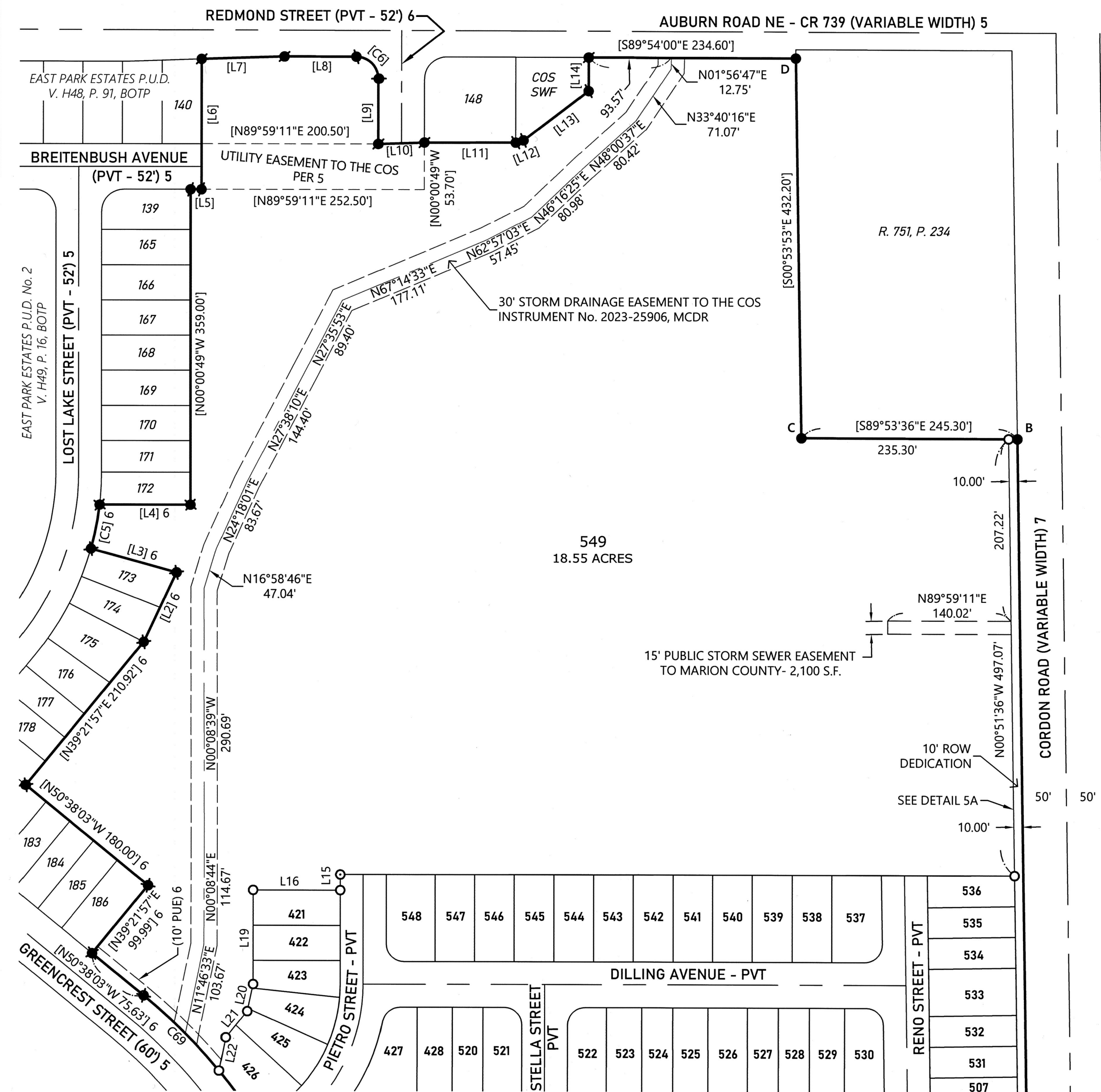


# EAST PARK ESTATES P.U.D. No. 5

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1" = 100'  
03/06/2024  
#7368



LINE TABLE		
LINE#	DIRECTION	LENGTH
[L2] 6	N25°14'02"E	87.44'
[L3] 6	N74°26'46"W	101.00'
[L4] 6	N89°59'11"E	103.16'
[L5]	N89°59'11"E	12.50'
[L6]	N00°00'49"W	148.33'
[L7]	N88°11'27"E	93.76'
[L8]	S89°54'00"E	81.83'
[L9]	S00°00'49"E	74.11'
[L10]	N88°06'40"E	52.03'
[L11]	N89°59'11"E	104.00'
[L12]	N73°47'19"E	9.08'
[L13]	N52°43'43"E	92.63'
[L14]	N00°06'00"E	38.27'
L15	N00°00'49"W	17.84'
L16	S89°59'11"W	99.00'
L19	N00°00'49"W	107.15'
L20	N12°05'58"E	31.48'
L21	N39°05'16"E	38.51'
L22	N11°11'23"E	38.69'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIS.
[C5] 6	326.00'	8°58'15"	51.04'	N11°04'06"E	50.99'
[C6]	25.00'	89°53'11"	39.22'	S44°57'25"E	35.32'
C69	630.00'	11°02'41"	121.44'	N45°06'42"W	121.25'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
  
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503-363-9227

**SURVEYOR'S CERTIFICATE**

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS EAST PARK ESTATES P.U.D. NO. 5, CONSISTING OF LOT 230, EAST PARK ESTATES P.U.D. NO. 2, VOLUME H49, PAGE 16, MARION COUNTY BOOK OF TOWN PLATS AND LOT 337, EAST PARK P.U.D. NO. 3, VOLUME H49, PAGE 31, MARION COUNTY BOOK OF TOWN PLATS, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE BEING THE INITIAL POINT AT THE NORTHERLY NORTHEAST CORNER OF LOT 230, EAST PARK ESTATES P.U.D. NO. 2 AS RECORDED IN VOLUME H49, PAGE 16, MARION COUNTY BOOK OF TOWN PLATS, LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, THENCE SOUTH 00°53'53" EAST 432.20 FEET TO A 1/2" IRON PIPE; THENCE SOUTH 89°53'36" EAST 245.30 FEET TO A 1/2" IRON PIPE ON THE WESTERLY RIGHT-OF-WAY LINE OF CORDON ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 00°51'36" EAST 1237.31 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 338, EAST PARK P.U.D. No. 3, VOLUME H49, PAGE 31, MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG THE NORTH LINE OF SAID LOT SOUTH 89°59'11" WEST 527.71 FEET TO A 5/8" IRON ROD; THENCE ALONG THE WEST LINE OF SAID LOT THE FOLLOWING THREE CALLS: SOUTH 00°00'49" EAST 493.61 FEET TO A 5/8" IRON ROD; 27.40 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 31°24'39" EAST 26.05 FEET) TO A 5/8" IRON ROD; 40.46 FEET ALONG A 45.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 37°03'09" EAST 39.11 FEET) TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF LOT 339, OF SAID EAST PARK ESTATES P.U.D. No. 3; THENCE ALONG THE NORTHERLY LINE OF SAID LOT THE FOLLOWING THREE CALLS: 150.76 FEET ALONG A 45.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 84°40'50" WEST 89.51 FEET) TO A 5/8" IRON ROD; NORTH 00°00'49" WEST 18.47 FEET TO A 5/8" IRON ROD; SOUTH 89°59'11" WEST 229.88 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF GREENCREST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE FOLLOWING FIVE CALLS: 121.90 FEET ALONG A 483.58 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 06°51'05" EAST 121.58 FEET) TO A 5/8" IRON ROD; 133.64 FEET ALONG A 543.58 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 07°01'47" EAST 133.31 FEET) TO A 5/8" IRON ROD; NORTH 00°00'49" WEST 398.87 FEET TO A 5/8" IRON ROD; 556.60 FEET ALONG A 630.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 25°19'26" WEST 538.68 FEET) TO A 5/8" IRON ROD; NORTH 50°38'03" WEST 75.63 FEET TO A 5/8" IRON ROD AT THE SOUTHWESTERLY CORNER OF LOT 186, OF SAID EAST PARK ESTATES P.U.D. No. 2; THENCE ALONG THE EASTERLY LINE OF OF SAID PLAT THE FOLLOWING TEN CALLS: NORTH 39°21'57" EAST 100.00 FEET TO A 5/8" IRON ROD; NORTH 50°38'03" WEST 180.00 FEET TO A 5/8" IRON ROD; NORTH 39°21'57" EAST 210.92 FEET TO A 5/8" IRON ROD; NORTH 25°14'02" EAST 87.44 FEET TO A 5/8" IRON ROD; NORTH 74°26'46" WEST 101.00 FEET TO A 5/8" IRON ROD ON THE EAST ROW-OF-WAY LINE OF LOST LAKE STREET; ALONG SAID RIGHT-OF-WAY LINE, 51.04 FEET ALONG A 326.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 11°04'06" EAST 50.99 FEET) TO A 5/8" IRON ROD; NORTH 89°59'11" EAST 103.16 FEET TO A 5/8" IRON ROD; NORTH 00°00'49" WEST 359.00 FEET TO A 5/8" IRON ROD; NORTH 89°59'11" EAST 12.50 FEET TO A 5/8" IRON ROD; NORTH 00°00'49" WEST 148.33 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AUBURN ROAD NORTHEAST; THENCE ALONG SAID RIGHT-OF-WAY LINE FOLLOWING 3 CALLS: NORTH 88°11'27" EAST 93.76 FEET TO A 5/8" IRON ROD; SOUTH 89°54'00" EAST 81.83 FEET TO A 5/8" IRON ROD; 39.22 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 44°57'25" EAST 35.32 FEET) TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF REDMOND STREET; THENCE ALONG SAID LINE SOUTH 00°00'49" EAST 74.11 FEET TO A 5/8" IRON ROD; THENCE NORTH 88°06'40" EAST 52.03 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF REDMOND STREET, ALSO BEING THE SOUTHWEST CORNER OF LOT 148, OF SAID EAST PARK ESTATES P.U.D.; THENCE NORTH 89°59'11" EAST 104.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 73°47'19" EAST 9.08 FEET TO A 5/8" IRON ROD; THENCE NORTH 52°43'43" EAST 92.63 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°06'00" EAST 38.27 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AUBURN ROAD NORTHEAST; THENCE ALONG SAID LINE SOUTH 89°54'00" EAST 234.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.08 ACRES MORE OR LESS.

  
ROBERT D. HAMMAN, PLS 64202LS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2025

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 230, EAST PARK ESTATES P.U.D. NO. 2 AS RECORDED IN VOLUME H49, PAGE 16, MARION COUNTY BOOK OF TOWN PLATS, AND LOT 337, EAST PARK ESTATES P.U.D. NO. 3 AS RECORDED IN VOLUME H49, PAGE 31, MARION COUNTY BOOK OF TOWN PLATS, AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT SUBDIVISION CASE NUMBER CPC-ZC-PUD-SUB-ADJ19-08MOD3.

THE BOUNDARY WAS ESTABLISHED IN EAST PARK ESTATES P.U.D. MASTER PLAN, USING THE ORIGINAL CONTROL THAT CREATED THE PLATS, PARTITIONS AND SURVEYS WERE CHECKED ALONG WITH THE EXISTING MONUMENTS SET IN THE AFOREMENTIONED PLATS. THE BASIS OF BEARINGS WAS HELD ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CORDON ROAD.

THE SOUTHERN BOUNDARY OF THIS PLAT WAS HELD AS ESTABLISHED IN EAST PARK ESTATES P.U.D. NO. 3, VOLUME H49, PAGE 31, MARION COUNTY BOOK OF TOWN PLATS.

THE EASTERN BOUNDARY OF THIS PLAT WAS HELD AS RETRACED ESTABLISHED IN EAST PARK ESTATES P.U.D. NO. 2, VOLUME H49, PAGE 16, MARION COUNTY BOOK OF TOWN PLATS.

THE NORTHERN BOUNDARY OF THIS PLAT WAS HELD AS ESTABLISHED IN EAST PARK ESTATES P.U.D., VOLUME H48, PAGE 91, MARION COUNTY BOOK OF TOWN PLATS.

THE WESTERN BOUNDARY OF THIS PLAT WAS HELD AS ESTABLISHED IN EAST PARK ESTATES P.U.D. NO. 2, VOLUME H49, PAGE 16, MARION COUNTY BOOK OF TOWN PLATS AND EAST PARK ESTATES P.U.D. NO. 3, VOLUME H49, PAGE 31, MARION COUNTY BOOK OF TOWN PLATS.

**PLAT NOTES:**

ALL EASEMENTS GRANTED OR CONVEYED TO THE CITY BY THIS PLAT ARE TO BE GOVERNED BY THE TERMS AND CONDITIONS FOUND IN SRC 205.080.

ALL PRIVATE STREETS ARE SUBJECT TO WATER, STORM, AND SANITARY SEWER EASEMENTS TO THE CITY OF SALEM.

SUBJECT TO THE MARION COUNTY INFRASTRUCTURE IMPROVEMENT AGREEMENT RECORDED IN REEL 3282, PAGE 365, MARION COUNTY DEED RECORDS; PRIVATE DEVELOPMENT AGREEMENT RECORDED IN REEL 4645, PAGE 494, MARION COUNTY DEED RECORDS.

CITY OF SALEM IMPROVEMENT AGREEMENT RECORDED IN INST. NO. 2023-36262, MARION COUNTY DEED RECORDS.

SUBJECT TO THE PLANNING DECISIONS RECORDED IN REEL 4482, PAGE 84, & REEL 4644, PAGE 374, & REEL 4408, PAGE 134, & REEL 4355, PAGE 469, & REEL 4689, PAGE 061, & INST. NO. 2023-028060, MARION COUNTY DEED RECORDS.

SUBJECT TO THE SUBORDINATION AGREEMENTS RECORDED IN REEL 4308, PAGE 47, AND REEL 4648, PAGE 403, MARION COUNTY DEED RECORDS.

SUBJECT TO CITY OF SALEM IMPROVEMENT AGREEMENTS RECORDED IN: REEL 4326, PAGE 201, MARION COUNTY DEED RECORDS; AMENDMENT RECORDED IN REEL 4546, PAGE 453, MARION COUNTY DEED RECORDS; ADDITIONAL AMENDMENT RECORDED IN REEL 4622, PAGE 215, MARION COUNTY DEED RECORDS; MARION COUNTY DEED RECORDS

SUBJECT TO PUBLIC ROAD IMPROVEMENT AGREEMENTS RECORDED IN REEL 4645, PAGE 494, MARION COUNTY DEED RECORDS. RE-RECORDED AS REEL 4689, PAGE 061 & INST. NO. 2023-028060, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_, MARION COUNTY DEED RECORDS, PERTAINING TO DOCUMENTS RECORDED AS REEL 4648, PAGE 280, MARION COUNTY DEED RECORDS, SUBORDINATED TO REEL 4648, PAGE 368, BY AGREEMENT RECORDED AS REEL, 4648, PAGE 403, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_, MARION COUNTY DEED RECORDS, PERTAINING TO DOCUMENTS RECORDED AS REEL 4266, PAGE 414, MARION COUNTY DEED RECORDS, REEL 4648, PAGE 368, MARION COUNTY DEED RECORDS, REEL 4648, PAGE 404, MARION COUNTY DEED RECORDS. TRUSTEE SUBSTITUTION TO REEL 4648, PAGE 368, MARION COUNTY DEED RECORDS, RECORDED AS INST. NO. 2024-01304, MARION COUNTY DEED RECORDS.

THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS/RESTRICTIONS, AS RECORDED IN MARION COUNTY DEED RECORDS:

R. 246, P. 657, MCDR. - PGE EASEMENT FOR OVERHEAD POWER LINES. (SHEET 3)  
V. 547, P. 204, MCDR. - UN-LOCATABLE POWER POLE EASEMENT (NOT SHOWN)  
R. 2289, P. 327 - RESERVATION OF MINERAL RIGHTS  
R. 3115, P. 211 - WATER RIGHTS CONVEYANCE AGREEMENT  
R. 4517, P. 110 - PURCHASE AND SALE AGREEMENT. RE-RECORDED AS R. 4648, P. 163, & R. 4689, P. 145, MCDR.  
R. 4648, P. 095 - WAIVER OF SURFACE ENTRY RIGHTS  
R. 4677, P. 357 - ENCROACHMENT AGREEMENT (SHEET 3)  
INST. NO. 2023-25906 - CITY OF SALEM DRAINAGE CHANNEL. (SEE SHEETS 1, 2, & 5)



**EAST PARK ESTATES P.U.D. No. 5**  
A RE-PLAT OF LOT 230, EAST PARK ESTATES P.U.D. No. 2, AND  
LOT 337, EAST PARK ESTATES P.U.D. No. 3  
IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227

**APPROVALS AND ACCEPTANCE OF DEDICATION**

*Eric Adams-Guth* 12/10/2024  
CITY OF SALEM PLANNING ADMINISTRATOR DATE  
SUBDIVISION CASE NUMBER CPC-ZC-PUD-SUB-ADJ19-08MOD3

*Paul M. Lull* 12/10/2024  
CITY OF SALEM SURVEYOR DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE  
BEEN PAID THROUGH: DATE \_\_\_\_\_

\_\_\_\_\_  
MARION COUNTY TAX COLLECTOR DATE

\_\_\_\_\_  
MARION COUNTY ASSESSOR DATE

\_\_\_\_\_  
CHAIRPERSON OR VICE-CHAIRPERSON DATE  
MARION COUNTY BOARD OF COMMISSIONERS

STATE OF OREGON }  
COUNTY OF MARION } S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS  
RECEIVED FOR RECORDING ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 2024,  
AT \_\_\_\_ O'CLOCK \_\_\_\_ AND RECORDED IN THE MARION COUNTY BOOK OF  
TOWN PLATS, VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_. IT IS RECORDED IN THE  
MARION COUNTY DEED RECORDS IN INSTRUMENT NO. \_\_\_\_\_.  
BILL BURGESS, MARION COUNTY CLERK

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

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT EAST PARK LLC., AN OREGON LIMITED LIABILITY  
COMPANY, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE  
HEREON, AND DESIRING TO DISPOSE OF THE SAME INTO LOTS, AND PUBLIC AND PRIVATE STREETS,  
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED THE NAME TO BE KNOWN AS EAST PARK  
ESTATES P.U.D. No. 5. I HEREBY DEDICATE TO THE PUBLIC THE RIGHT-OF -WAY ALONG CORDON  
ROAD AS SHOWN HEREON AND GRANT THE ACCESS, UTILITY, PUBLIC UTILITY, STORM, AND SEWER  
EASEMENTS. I ALSO ACKNOWLEDGE THE PLAT NOTES SHOWN HEREIN.

*Kiril Ivanov*  
KIRIL IVANOV, MEMBER  
EAST PARK LLC., AN OREGON LIMITED LIABILITY COMPANY

STATE OF OREGON }  
COUNTY OF *Clockamas* } S.S.  
~~MARION C.O.~~

ON THIS 14<sup>th</sup> DAY OF November, 2024, KIRIL IVANOV, MEMBER, EAST PARK  
LLC., AN OREGON LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME, A NOTARY  
PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS  
VOLUNTARY ACT AND DEED.

*Carrie Dale*  
NOTARY SIGNATURE

*Carrie Dale*  
NOTARY PUBLIC - OREGON

COMMISSION NO. 1038249

MY COMMISSION EXPIRES: July 02, 2027

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Hamman*  
OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2025