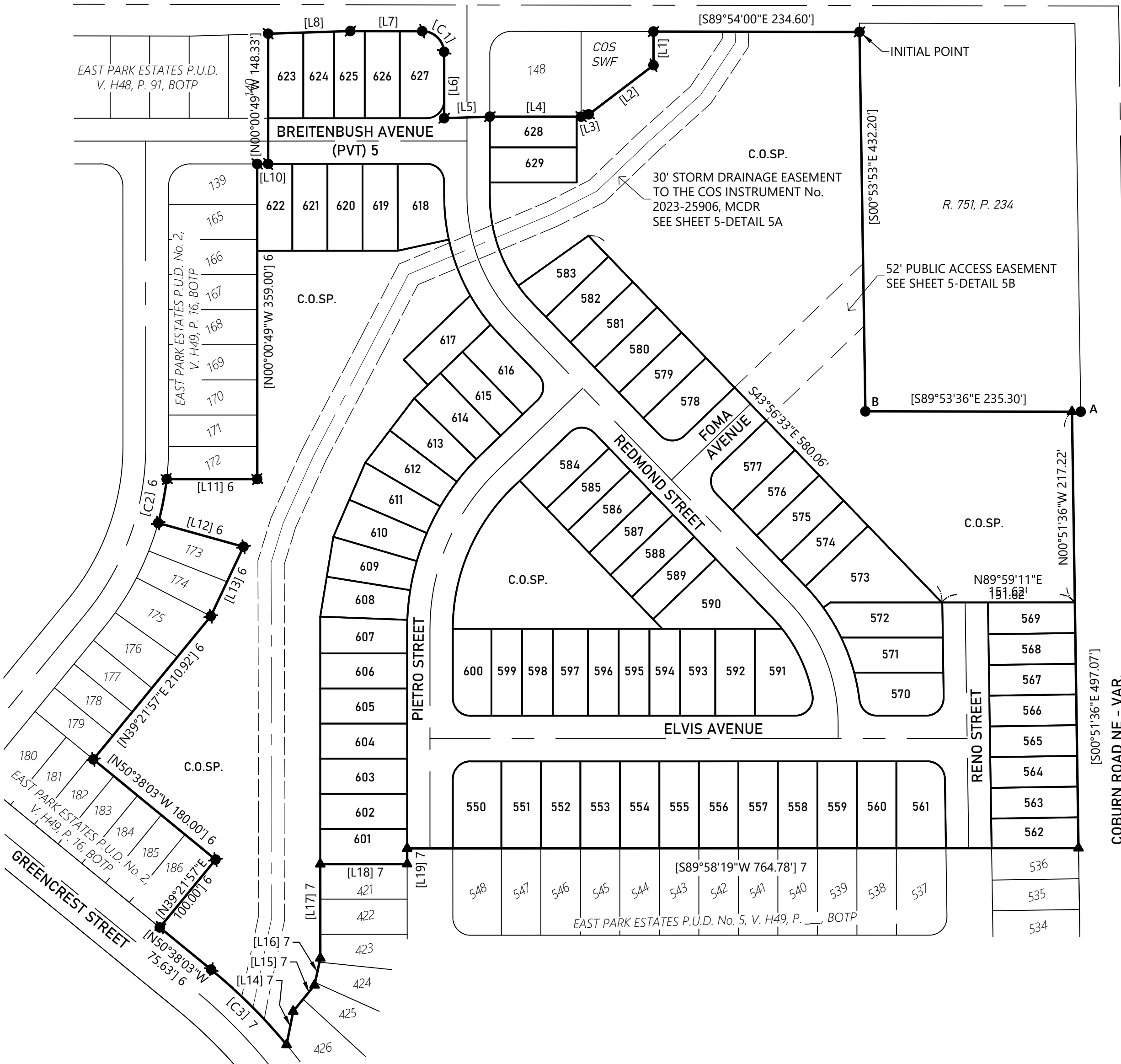


# EAST PARK ESTATES P.U.D. No. 6

A RE-PLAT OF LOT 549, EAST PARK ESTATES P.U.D. NO. 5  
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

AUBURN ROAD NE - CR 739 - VAR.



## 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.

## REFERENCE SURVEYS :

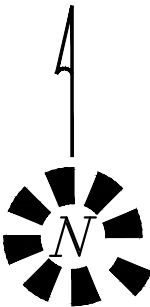
1. MCSR 36837
2. MCSR 39457
3. MCSR 39510
4. P.P. 2020-61
5. EAST PARK P.U.D. B. H48, P. 91
6. EAST PARK P.U.D. No. 2, V. H49, P. 16
7. EAST PARK P.U.D. No. 5, V. \_\_\_, P. \_\_

## MONUMENT TABLE:

- A. 1/2" IP, WITH UNREADABLE YELLOW PLASTIC CAP, PER MCSR 29413  
B. 1/2" IP, PER MCSR 29413

## 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  
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  
[ ] = RECORD AND MEASURED DATA PER 5 UNLESS OTHERWISE NOTED  
( ) = RECORD PER SURVEY NOTED  
● = FOUND MONUMENT AS NOTED  
● = FOUND MONUMENT PER EAST PARK V. 48, P. 91, BOTP  
■ = FOUND MONUMENT PER EAST PARK NO. 2, V. 49, P. 16, BOTP  
▲ = FOUND MONUMENT PER EAST PARK NO. 5, V. \_\_\_, P. \_\_, BOTP



1" = 100'  
DATE  
7369

LINE TABLE		
LINE #	DIRECTION	LENGTH
[L1]	N00° 06' 00"E	38.27
[L2]	N52° 43' 43"E	92.63
[L3]	N73° 47' 19"E	9.08
[L4]	N89° 59' 11"E	104.00
[L5]	N88° 06' 40"E	52.03
[L6]	S00° 00' 49"E	74.11
[L7]	S89° 54' 00"E	81.83
[L8]	N88° 11' 27"E	93.76
[L10]	N89° 59' 11"E	12.50

LINE TABLE		
LINE #	DIRECTION	LENGTH
[L11] 6	N89° 59' 11"E	103.16
[L12] 6	N74° 26' 46"W	101.00
[L13] 6	N25° 14' 02"E	87.44
[L14] 7	S11° 11' 23"W	38.70
[L15] 7	S39° 05' 16"W	38.51
[L16] 7	S12° 05' 58"W	31.48
[L17] 7	S00° 00' 59"E	107.15
[L18] 7	S89° 59' 11"W	99.00
[L19] 7	S00° 00' 45"E	17.84

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
[C1]	25.00'	89°53'11"	39.22'	S44°57'25"E	35.32'
[C2] 6	326.00'	8°58'15"	51.04'	N11°04'06"E	50.99'
[C3] 7	630.00'	11°02'40"	121.44'	N45°06'44"W	121.25'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2025

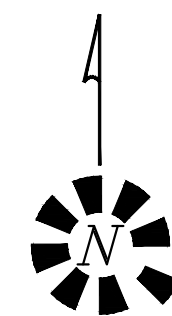
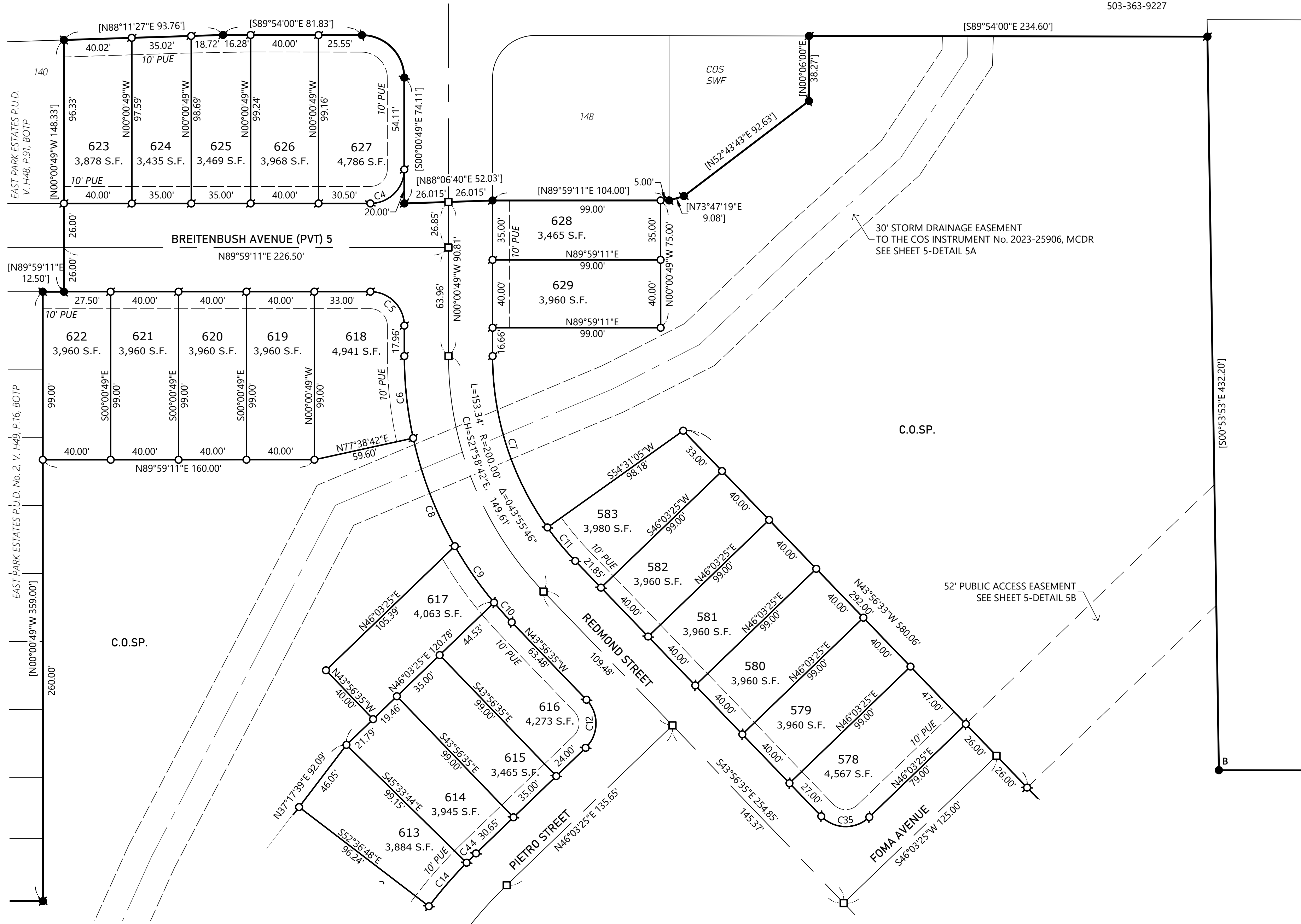
## SHEET INDEX

- SHEET 1 - OVERALL BOUNDARY, LOTS 550 - 629, NOTES, LEGEND, REFERENCE SURVEYS, MONUMENT TABLE, LINE TABLE, CURVE TABLE  
SHEET 2 - NORTH LOT DETAIL  
SHEET 3 - SOUTHWEST LOT DETAIL  
SHEET 4 - SOUTHEAST LOT DETAIL, CURVE TABLE  
SHEET 5 - DETAIL 5A, DETAIL 5B  
SHEET 6 - NARRATIVE, CERTIFICATE, PLAT NOTES  
SHEET 7 - APPROVALS, DECLARATION, AND RECORDING INFORMATION

# EAST PARK ESTATES P.U.D. No. 6

A RE-PLAT OF LOT 549, EAST PARK ESTATES P.U.D. NO. 5  
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" = 40'  
DATE  
#7369

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2025

A RE-PLAT OF LOT 549, EAST PARK ESTATES P.U.D. NO. 5  
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

1" = 40'  
DATE  
#7369

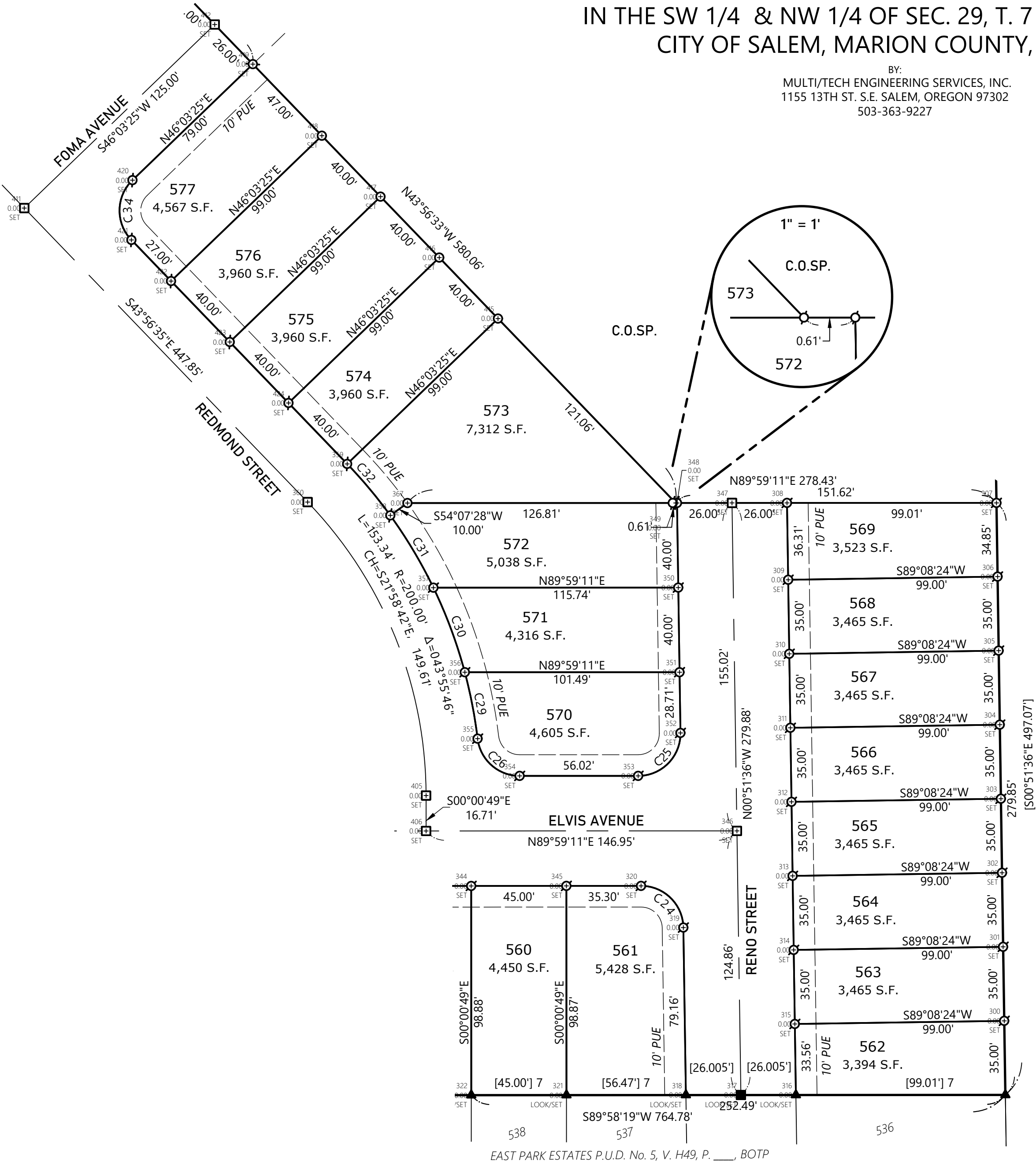


SHEET 3 OF 7

EAST PARK ESTATES P.U.D. No. 6  
A RE-PLAT OF LOT 549, EAST PARK ESTATES P.U.D. NO. 5  
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

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
[C1]	25.00'	89°53'11"	39.22'	S44°57'25"E	35.32'
[C2] 6	326.00'	8°58'15"	51.04'	N11°04'06"E	50.99'
[C3] 7	630.00'	11°02'40"	121.44'	N45°06'44"W	121.25'
C4	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C5	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C6	226.00'	12°20'29"	48.68'	S6°11'04"E	48.59'
C7	174.00'	35°28'06"	107.71'	S17°44'52"E	106.00'
C8	226.00'	17°21'59"	68.50'	S21°02'18"E	68.24'
C9	226.00'	10°17'00"	40.56'	S34°51'47"E	40.51'
C10	226.00'	3°56'18"	15.53'	S41°58'26"E	15.53'
C11	174.00'	8°27'39"	25.69'	S39°42'45"E	25.67'
C12	20.00'	90°00'00"	31.42'	N1°03'25"E	28.28'
C13	20.00'	90°00'00"	31.42'	N88°56'35"W	28.28'
C14	276.00'	7°03'06"	33.97'	S40°54'45"W	33.95'
C15	276.00'	7°03'06"	33.97'	S33°51'39"W	33.95'
C16	276.00'	7°03'06"	33.97'	S26°48'32"W	33.95'
C17	276.00'	7°03'06"	33.97'	S19°45'26"W	33.95'
C18	276.00'	7°03'06"	33.97'	S12°42'19"W	33.95'
C19	276.00'	7°03'06"	33.97'	S5°39'13"W	33.95'
C20	276.00'	2°08'29"	10.31'	S1°03'25"W	10.31'
C21	224.00'	46°04'15"	180.12'	S23°01'18"W	175.30'
C22	20.00'	90°00'00"	31.42'	S45°00'49"E	28.28'
C23	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C24	20.00'	89°09'13"	31.12'	N45°26'13"W	28.07'
C25	20.00'	90°50'47"	31.71'	N44°33'47"E	28.49'
C26	20.00'	83°09'44"	29.03'	S48°25'57"E	26.55'
C27	20.00'	100°57'48"	35.24'	N39°30'17"E	30.86'
C28	174.00'	27°31'27"	83.59'	N24°44'21"W	82.79'
C29	226.00'	8°06'31"	31.98'	N10°54'20"W	31.96'
C30	226.00'	10°49'59"	42.73'	N20°22'35"W	42.67'
C31	226.00'	10°05'32"	39.81'	N30°50'20"W	39.76'
C32	226.00'	8°03'29"	31.78'	N39°54'50"W	31.76'
C33	174.00'	5°26'30"	16.53'	N41°13'19"W	16.52'
C34	20.00'	90°00'00"	31.42'	S1°03'25"W	28.28'
C35	20.00'	90°00'00"	31.42'	S88°56'35"E	28.28'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

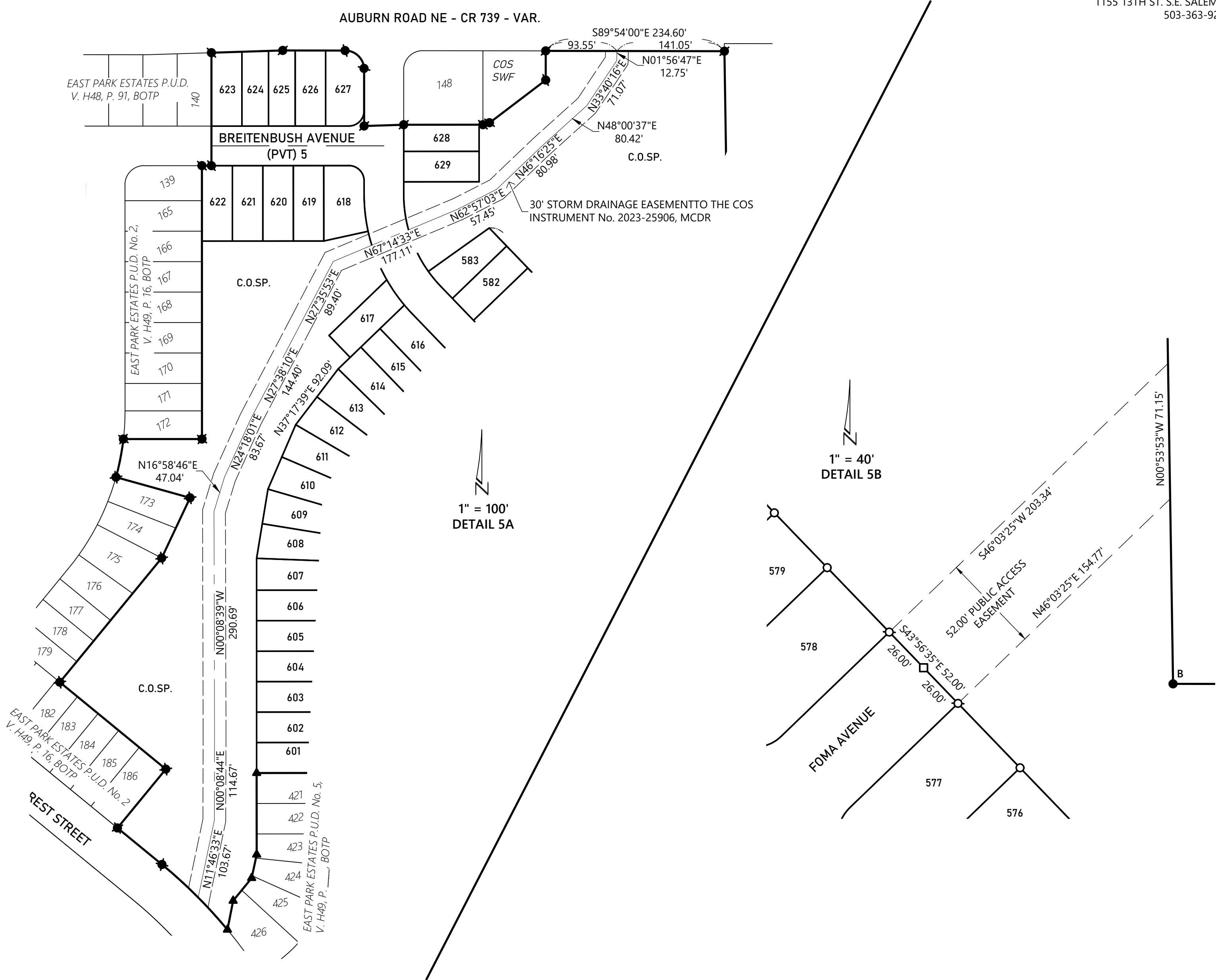
OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2025

*EAST PARK ESTATES P.U.D. No. 6*

A RE-PLAT OF LOT 549, EAST PARK ESTATES P.U.D. NO. 5  
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



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2025

# EAST PARK ESTATES P.U.D. No. 6

A RE-PLAT OF LOT 549, EAST PARK ESTATES P.U.D. NO. 5  
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

## 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. 6, THE BOUNDARY BEING LOT 549, EAST PARK ESTATES P.U.D. No. 5 OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD BEING THE INITIAL POINT AT THE NORTHEASTERLY CORNER OF LOT 549, EAST PARK ESTATES P.U.D. No. 5 AS RECORDED IN VOLUME H\_\_\_\_, PAGE\_\_\_\_, MARION COUNTY BOOK OF TOWN PLATS, LOCATED IN THE SOUTHWEST AND NORTHWEST ONE-QUARTERS OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 2 WEST, 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 235.30 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 497.07 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 536, EAST PARK P.U.D. No. 5, VOLUME H\_\_\_\_, PAGE\_\_\_\_, MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG THE NORTH LINE OF SAID PLAT SOUTH 89°58'19" WEST 764.78 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF PIETRO STREET; THENCE SOUTH 00°00'45" EAST 17.84 FEET TO THE NORTHEAST CORNER OF LOT 421 OF SAID PLAT; THENCE ALONG THE NORTHERLY LINE OF LOT 421 SOUTH 89°59'11" WEST 99.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 00°00'59" EAST 107.15 FEET TO A 5/8" IRON ROD; THENCE SOUTH 12°05'58" WEST 31.48 FEET TO A 5/8" IRON ROD; THENCE\_\_\_\_\_; 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 ELEVEN 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; 51.04 FEET ALONG SAID RIGHT-OF-WAY LINE 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. No. 2; 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

PER O.R.S. 92.070 (2), I HEREBY CERTIFY THAT THE REMAINING MONUMENTS WITHIN THIS SUBDIVISION WILL BE SET WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE PAVING OF IMPROVEMENTS, OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

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-ADJ19-08MOD4.

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 AND DEEDS THE BASIS OF BEARING WAS HELD ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CORDON ROAD.

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

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

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

THE WESTERN BOUNDARY OF THIS PLAT WAS 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 AND HELD.

A RE-PLAT OF LOT 549, EAST PARK ESTATES P.U.D. NO. 5  
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

**CITY OF SALEM APPROVALS:**

PLANNING ADMINISTRATOR	DATE
PLANNING FILE NO. (FILE NUMBER)	

CITY OF SALEM SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

CONDITIONS OF APPROVAL FOR THIS PARTITION ARE RECORDED IN DOCUMENT NO. ~~4704-124~~, MARION COUNTY DEED RECORDS.

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

STATE OF OREGON                    }  
COUNTY OF MARION               } SS

I DO HEREBY CERTIFY THAT THE ATTACHED ~~SUBDIVISION~~ PLAT WAS RECEIVED FOR RECORDING ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT O'CLOCK \_\_\_\_ M, AND RECORDED IN THE BOOK OF TOWN PLATS, VOLUME \_\_\_\_\_ AT PAGE \_\_\_\_\_, ALSO REFERENCED IN THE MARION COUNTY DEED RECORDS INSTRUMENT NUMBER \_\_\_\_\_.  
BILL BURGESS, MARION COUNTY CLERK

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

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS THAT (SIGNATORY OR COMPANY), BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON ATTACHED, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A PARCEL FOR THE PURPOSE OF VALIDATION OF A UNIT OF LAND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES. WE HEREBY ACKNOWLEDGE THE PLAT NOTES SHOWN HEREON.

BY:

(SIGNATORY NAME, TITLE, & COMPANY)

STATE OF OREGON } ss  
COUNTY OF MARION }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, THAT (SIGNATORY NAME, TITLE, & COMPANY) DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC FOR OREGON, AND THE ABOVE-NAMED PERSON WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

\_\_\_\_\_  
NOTARY SIGNATURE

---

NOTARY PUBLIC - OREGON

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_