



1455 SW Broadway, Suite 1450
(503)646-4444

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): City of Salem
350 Commercial St NE
Salem, OR 97301

Customer Ref.: _____
Order No.: 471824133432
Effective Date: August 22, 2024 at 08:00 AM
Charge: \$300.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. [The apparent vested owner](#) of property ("the Property") as of the Effective Date is:

City of Salem, a municipal corporation

Premises. The Property is:

(a) Street Address:

3801 Tayside Street S, Salem, OR 97302

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2024-2025.
7. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: [340277](#)
Map No.: 083W06CC13900

8. City Liens, if any, in favor of the City of Salem.
9. Notice of Decision, including the terms and provisions thereof

Recording Date: December 19, 2006
Recording No.: [Reel 2749, Page 340](#)

10. Please be advised that our search did not disclose any open Deeds of Trust of record.

Note: Property taxes for the fiscal year shown below are:

Fiscal Year: 2023-2024
Levy Code: 24010
Account No.: [340277](#)
Map No.: 083W06CC13900

Ticor Title Company of Oregon
Order No. 471824133432

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Sarah Cutler
503-336-9188
sarah.cutler@titlegroup.fntg.com

Ticor Title Company of Oregon
1455 SW Broadway, Suite 1450
Portland, OR 97201

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 340277
For Tax Map ID(s): 083W06CC13900

Beginning at the Southwest corner of Parcel 1 of PARTITION PLAT NO. 86-19 as recorded in the Marion County, Oregon Record of Partition Plats; thence North 89° 53' 15" East, along the South line of said Parcel 1, a distance of 390.21 feet to a point at the Southeast corner of said Parcel 1; thence North 00° 06' 50" West, along the East line of said Parcel 1, a distance of 125.00 feet to a point; thence North 89° 52' 53" East a distance of 369.23 feet to a point on the Westerly right-of-way line of Tayside St. S; thence Southwesterly, along said right-of-way line, along the arc of a 970.00 foot radius curve right (the chord of which bears South 37° 57' 09" West 332.23 feet), an arc distance of 333.88 feet to a point; thence South 47° 48' 47" West a distance of 49.61 feet to a point; thence Southwesterly, along the arc of a 970.00 foot radius curve right (the chord of which bears South 58° 33' 36" West 361.75 feet), an arc distance of 363.88 feet to a point; thence Southwesterly, along the arc of a 160.00 foot radius curve left (the chord of which bears south 34° 35' 47" West 182.22 feet), an arc distance of 193.86 feet to a point; thence South 00° 06' 50" East a distance of 25.01 feet to a point; thence, leaving said right-of-way, South 89° 53' 10" West a distance of 105.00 feet to a point on the West line of Parcel 2 of said PARTITION PLAT; thence North 00° 06' 50" West, along the West line of said Parcel 2, a distance of 532.66 feet to the Point of Beginning.

The above tract of land is located in the Southwest Quarter of Section 6, Township 8 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon.

Said property is also known as:

Tract A, BAILEY RIDGE NO. 2, City of Salem, Marion County, Oregon.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

BAILEY RIDGE NO. 2

IN S.W. 1/4 SEC. 6, AND THE N.W. 1/4 SEC. 7, T. 8 S., R. 3 W., W.M. AND
IN S.E. 1/4 SEC. 1, AND THE N.E. 1/4 SEC. 12, T. 8 S., R. 4 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

BY: MULTI/TECH ENGINEERING SERVICES, INC.
155 13TH ST. SE.
SALEM, OREGON 97302
503-363-9227



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE LOTS AND STREETS FOR BAILEY'S RIDGE NO. 2. THE BOUNDARY WAS ESTABLISHED BY FOLLOWING THE COURSE OF TWO PLANTS IN THE EASTERN PART OF THE SECTION. THE COURSE OF THESE TWO PLANTS IN THE EASTERN PART OF THE SECTION WAS PAGE 15 AND THE REMAINDER OF THE BOUNDARY ESTABLISHED IN C.S. 1890. THE COUNTY SURVEY WAS MADE FOR THE BAILEY RIDGE DEVELOPMENT. BEARING S 60° 00' 00" W. DISTANCE 100.00 FEET. THE BEARING OF THE WEST LINE OF SAID SURVEY AND MONUMENTS FOUND AND USED FOR CONTROL WERE ESTABLISHED IN SAID PLAT AND ARE SHOWN IN THE MONUMENT NOTES.

INDEX

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SHEET 5 OF 7	DRAINAGE EASEMENT TIES
SHEET 6 OF 7	LINE & CURVE TABLES
SHEET 7 OF 7	SIGNATURE PAGE

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

45-204

SHEET 2 OF 7

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C73	160.00	193.86	182.22	S 34°35'43" W	69°25'14"
C72	870.00	178.01	182.22	S 64°02'30" W	10°31'47"

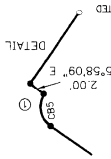
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C81	970.00	333.84	333.84	S 37°57'09" W	19°45'17"
C82	970.00	333.84	333.84	S 37°57'09" W	19°45'17"
C83	20.00	20.00	20.00	S 76°46'08" E	86°54'34"
C84	20.00	20.00	20.00	S 43°53'25" E	23°09'12"
C85	48.88	42.24	42.24	S 10°42'05" E	89°29'55"
C86	538.96	182.27	179.43	S 47°17'45" W	19°09'51"
C87	1875.86	659.16	659.16	S 63°18'02" W	20°07'59"

CURVE TABLE

BAILEY RIDGE NO. 2 BOUNDARY

(R+M1) = RECORD AND MEASURED BEARING AND DISTANCE
(R+M2) = RECORD AND MEASURED BEARING AND DISTANCE
PER C.S. 36856
□ = POST MONUMENTATION CORNERS
CAP MARKED MULTI/TECH ENG.
MULTI/TECH ENG. AND 5/8" X 30" IRON ROD SET AT BOUNDARY CORNERS.
BOUNDARIES WITH YELLOW PLASTIC CAP MARKED
POINTS OR CORNERS AND MONUMENTS ON STREET
5/8" X 30" IRON ROD SET AT BOUNDARY CORNERS.
YELLOW PLASTIC CAP MARKED MULTI/TECH ENG. AND
5/8" X 30" IRON ROD SET AT LOT CORNERS WITH
● = MONUMENT FOUND AS NOTED

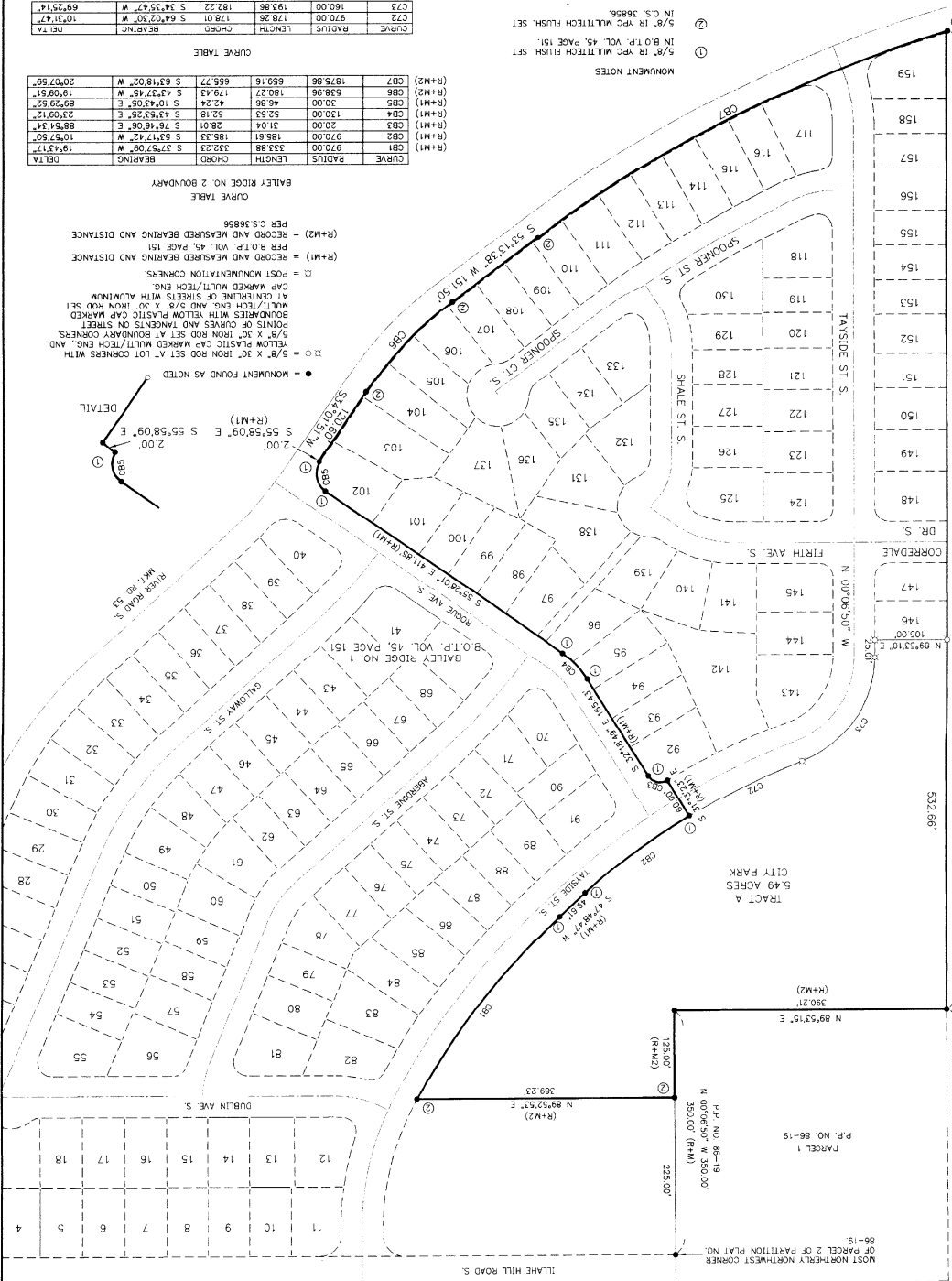


MONUMENT NOTES
① 5/8" IR VPC MULTITECH FLUSH SET
IN B.O.T.P. VOL. 45, PAGE 151.
② 5/8" IR VPC MULTITECH FLUSH SET
IN C.S. 36856.

SCALE: 1" = 100'
DATE: 09/28/06



BASIS OF BEARINGS
N 00°06'50" W
1405.91' (R+M2)



REGISTERED
PROFESSIONAL
LAND SURVEYOR
JAMES P. HEDGECOCK
JAN 21, 1997
EXPIRATION DATE 12/31/05
RENEW BY 12/31/05

BAILEY RIDGE NO. 2
IN S.W. 1/4 SEC. 6, AND THE N.W. 1/4 SEC. 7, T. 8 S., R. 3 W., W.M. AND
IN S.E. 1/4 SEC. 1, AND THE N.E. 1/4 SEC. 12, T. 8 S., R. 4 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON
BY
MULTI/TECH ENGINEERING SERVICES, INC.
SALEM, OREGON 97302
503-363-8227

BOUNDARY BAILEY
RIDGE NO. 2

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45-20A

BAILEY RIDGE NO. 2
IN S.W. 1/4 SEC. 6, AND THE N.W. 1/4 SEC. 7,
T. 8 S., R. 3 W., W.M. AND
IN S.E. 1/4 SEC. 1, AND THE N.E. 1/4 SEC. 12,
T. 8 S., R. 4 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1000 N. GALE ST., SUITE 200
SALEM, OREGON 97302
503-363-9227



- (A) 5' WIDE WALL AND 5' WIDE EASEMENT ON ALL LOTS ADJACENT TO RIVER ROAD AND AT STREET INDICATED.
- (B) 25' WIDE PRIVATE ACCESS AND PLE FOR THE BENEFIT OF LOTS 103, 104 AND 105. THE BENEFIT OF THE OWNERS OF THOSE LOTS.



SCALE: 1" = 50'
DATE: 09/28/06

SHEET 3 OF 7

TRACT A
CITY PARK
SEE SHEET 2 OF 7

□ OFFSET 5' 4" 0.4317' E 2.00' R 2308 P6, 129

- = MONUMENT FOUND AS NOTED
- = 5/8" X 30" IRON ROD SET AT LOT CORNERS WITH PLAIN PLATE BEARING THE FOLLOWING: "N 89°53'10" E 57'6" X 30" IRON ROD SET AT BOUNDARY CORNER, MULTI/TECH ENG. AND 5/8" X 30" IRON ROD SET AT CENTERLINE OF STREETS WITH ALUMINUM MONUMENTATION BEARING.
- (R+M) = RECORD AND MEASURED BEARING AND DISTANCE PER B.O.T.P. VOL. 45, PAGE 101
- PUE = PUBLIC UTILITY EASEMENT
- B.O.T.P. = BOOK OF TOWN PLATS
- ST = STRAIN
- STW = STRAIN DRAIN EASEMENT
- I.P. = IRON PIPE
- C.O.F.S. = CITY OF SALEM
- MON. = MONUMENT
- S.S. = SANITARY SEWER

SEE SHEET 2 OF 7

TRACT B
CORREDALE
STRIP
C OF S

SEE SHEET 4 OF 7

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

BAILEY RIDGE NO. 2
IN S.W. 1/4 SEC. 6, AND THE N.W. 1/4 SEC. 7, T. 8 S., R. 3 W., W.M. AND
IN S.E. 1/4 SEC. 1, AND THE N.E. 1/4 SEC. 12, T. 8 S., R. 4 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

● = MONUMENT FOUND AS NOTED
 ☐ = 5/8" x 30" IRON ROD SET AT LOT CORNERS WITH YELLOW PLASTIC CAP MARKED MULTI/TECH ENG. AND 5/8" x 30" IRON ROD SET AT BOUNDARY CORNERS.
 ○ = POINTS OF CURVES AND TANGENTS ON STREET BOUNDARIES WITH YELLOW PLASTIC CAP MARKED MULTI/TECH ENG. AND 3/4" x 30" IRON ROD SET AT CENTERLINE OF STREETS WITH ALUMINUM CAP MARKED MULTI/TECH ENG.
 ☒ = POST MONUMENTATION CORNERS.

()
PUE " PUBLIC UTILITY EASEMENT
B.O.T.P. " BOOK OF TOWN PLATS
PVT " PRIVATE
SDE " STORM DRAIN EASEMENT
I.P. " IRON PIPE
I.R. " IRON ROD
C OF S " CITY OF SALEM
MON. " MONUMENT
S.S. " SANITARY SEWER

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Joseph P. Fielding

OREGON
JAN 21, 1997
JOSEPH P. FIELDING
2805

RENEW BY: 12/31/05

RENEW BY: 12/31/05

SCALE: 1" = 50'
DATE: 09/28/06

● = MONUMENT FOUND AS NOTED

5/8" x 30" IRON ROD SET AT LOT CORNERS WITH YELLOW PLASTIC CAP MARKED MULTI/TECH ENG. AND 5/8" x 30" IRON ROD SET AT BOUNDARY CORNERS, POINTS OF CURVES AND TANGENTS ON STREET BOUNDARIES WITH YELLOW PLASTIC CAP MARKED MULTI/TECH ENG. AND 5/8" x 30" IRON ROD SET AT CENTERLINE OF STREETS WITH ALUMINUM CAP MARKED MULTI/TECH ENG.

□□ = POS⁺ MONUMENTATION CORNERS.

()
PUE = PUBLIC UTILITY EASEMENT
B.O.P. = BOOK OF TOWN PLATS
PVT = PRIVATE
SEDE = STORM DRAIN EASEMENT
I.P. = IRON PIPE
I.R. = IRON ROD
C OF S = CITY OF SALEM
MON. = MONUMENT
S.S. = SANITARY SEWER

BY:

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

SHEET 4 OF 7

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

BAILEY RIDGE NO. 2
IN S.W. 1/4 SEC. 6, AND THE N.W. 1/4 SEC. 7, T. 8 S., R. 3 W., W.M. AND
IN S.E. 1/4 SEC. 1, AND THE N.E. 1/4 SEC. 12, T. 8 S., R. 4 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON



BY: MULTI/TECH ENGINEERING SERVICES, INC.
1520 13th St. S.E.
SALEM, OREGON 97302
503-363-9127

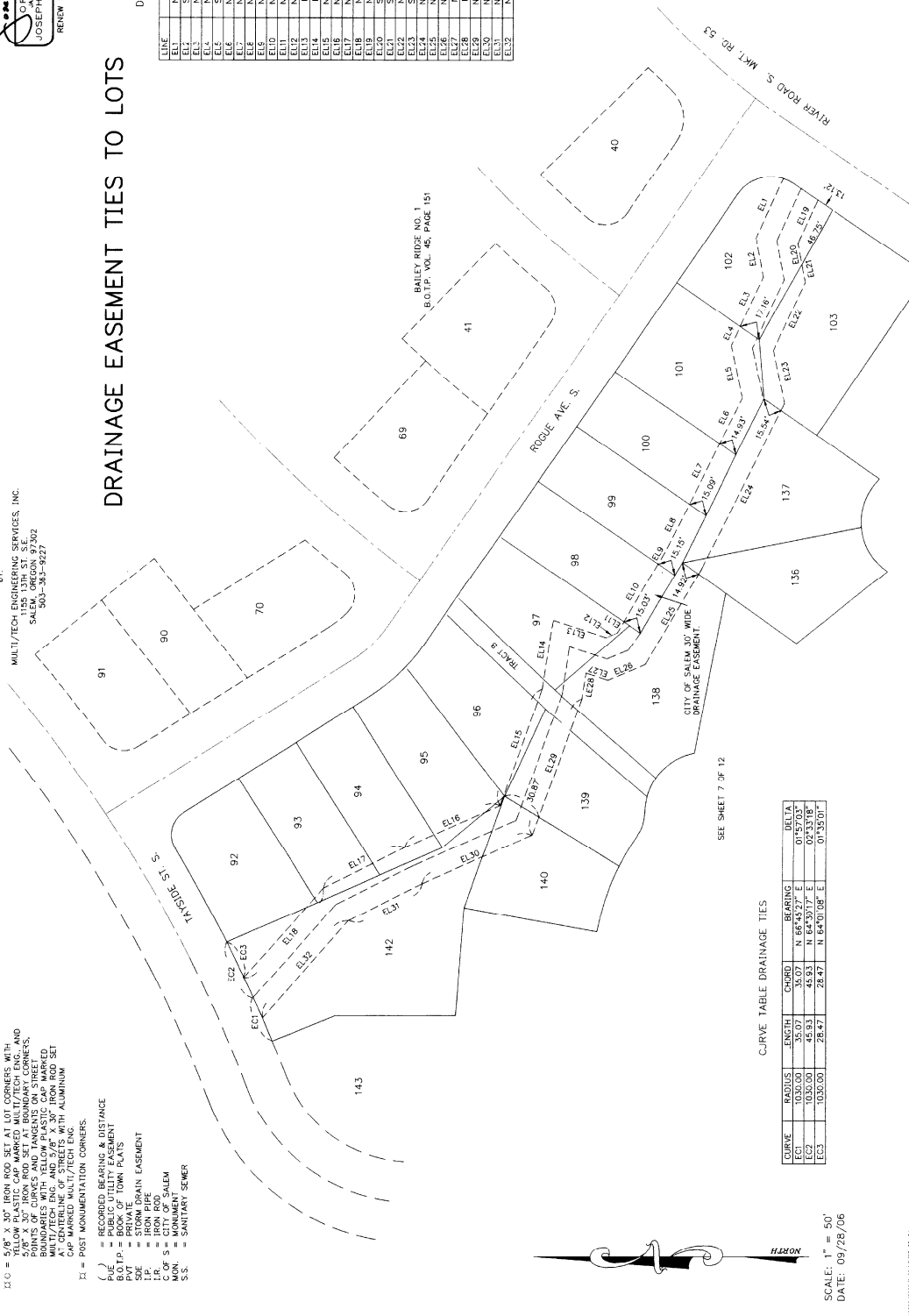
• = MONUMENT FOUND AS NOTED
1/4" = 5/8" X 30" IRON ROD SET AT LOT CORNERS WITH
5/8" X 30" IRON ROD SET AT BOUNDARY CORNERS, AND
POINTS OF CURVES AND TANGENTS ON STREET
MULTI/TECH ENG. AND 5/8" X 30" IRON ROD SET
AT CENTERLINE OF STREETS WITH ALUMINUM
MONUMENT FOUND AS NOTED

CI = POST MONUMENTATION CORNERS
(/) = RECORDED BEARING & DISTANCE
P.U.E. = PUBLIC UTILITY EASEMENT
B.O.T.P. = BOOK OF TOWN PLATS
STW = STORM WATER
SDE = STORM DRAIN EASEMENT
I.P. = IRON PIPE
C.O.F.S. = CITY OF SALEM
MON = MONUMENT
S.S. = SANITARY SEWER

DRAINAGE EASEMENT TIES TO LOTS

LINE TABLE
DRAINAGE TIES

LINE	BEARING	DISTANCE
EL1	N 65°01'33" W	48.64
EL2	S 79°51'55" W	30.06
EL3	N 65°13'55" W	15.78
EL4	S 78°02'25" W	40.04
EL5	N 63°43'25" W	38.31
EL6	N 63°43'25" W	38.31
EL7	N 63°43'25" W	38.31
EL8	N 59°45'03" W	10.49
EL9	N 59°45'03" W	50.14
EL10	N 59°45'03" W	50.14
EL11	N 59°45'03" W	50.14
EL12	N 23°03'29" W	30.23
EL13	N 17°52'54" E	41.36
EL14	N 81°21'01" W	52.02
EL15	N 70°49'19" W	92.70
EL16	N 60°30'42" W	67.98
EL17	N 26°38'42" W	88.91
EL18	N 48°49'19" W	35.44
EL19	N 65°01'33" W	35.44
EL20	S 79°51'55" W	13.77
EL21	S 79°51'55" W	13.77
EL22	N 65°13'55" W	58.16
EL23	S 78°02'25" W	40.48
EL24	N 63°43'25" W	40.48
EL25	N 59°45'03" W	81.27
EL26	N 23°03'29" W	30.23
EL27	N 17°52'54" E	17.26
EL28	N 81°21'01" W	108.48
EL29	N 70°49'19" W	90.13
EL30	N 24°03'30" W	61.76
EL31	N 26°38'42" W	61.76
EL32	N 48°49'19" W	96.77



CURVE	RADIUS	CHORD	BEARING	DELTA
EC1	1030.00	35.07	N 65°45'27" E	01°53'01"
EC2	1030.00	45.93	N 64°33'17" E	02°33'18"
EC3	1030.00	28.47	N 64°01'08" E	01°33'01"

CURVE TABLE DRAINAGE TIES

SCALE: 1" = 50'
DATE: 09/28/06

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AS-204

BAILEY RIDGE NO. 2

IN S.W. 1/4 SEC. 6, AND THE N.W. 1/4 SEC. 7, T. 8 S., R. 3 W., W.M. AND
IN S.E. 1/4 SEC. 1, AND THE N.E. 1/4 SEC. 12, T. 8 S., R. 4 W., W.M.

CITY OF SALEM, MARION COUNTY, OREGON



BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1235 131ST SE
SALEM, OREGON 97302
503-383-9227

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 14°01'51" W	8.51
L2	N 38°45'57" W	6.14
L3	S 14°01'51" W	8.51
L4	N 38°45'57" W	6.14
L5	N 34°31'59" E	10.00
L6	N 43°46'19" E	9.92
L7	N 43°46'19" E	9.92
L8	N 43°46'19" E	9.92
L9	N 00°06'50" W	5.01
L10	N 00°06'50" W	14.40
L11	S 00°06'50" E	7.83
L12	S 00°06'50" E	7.83
L13	S 00°06'50" E	8.00
L14	S 00°06'50" E	8.00
L15	S 00°06'50" E	8.00
L16	S 00°06'50" E	8.00
L17	S 14°01'51" W	35.18
L18	S 32°18'09" E	17.43
L19	S 32°18'09" E	17.43
L20	S 32°18'09" E	20.38
L21	S 32°18'09" E	20.38
L22	S 14°01'51" W	35.93
L23	S 55°28'01" E	15.20
L24	S 53°13'58" W	10.49
L25	N 21°19'41" W	41.28

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	150.00	48.07	67.48	N 78°53'11" E	25°59'58"
C2	130.86	238.70	238.51	N 59°56'09" E	07°54'06"
C3	100.00	21.16	21.12	N 62°02'48" E	12°57'25"
C4	100.00	21.16	21.12	N 62°02'48" E	12°57'25"
C5	135.86	38.68	38.68	N 53°52'31" E	01°16'36"
C6	150.00	95.66	94.05	S 71°50'39" E	36°32'22"
C7	80.00	74.48	71.82	S 75°32'28" W	53°20'35"
C8	100.00	74.48	71.82	S 75°32'28" W	53°20'35"
C9	300.00	74.75	74.32	N 10°40'16" E	21°42'51"
C10	130.00	157.51	148.05	N 34°39'43" E	69°25'14"
C11	1000.00	183.78	183.52	N 64°02'39" E	10°31'47"
C12	100.00	21.16	21.12	N 62°02'48" E	12°57'25"
C13	20.00	31.04	28.01	S 70°40'06" E	08°54'34"
C14	130.00	32.03	32.45	S 39°28'58" E	14°20'19"
C15	130.00	20.00	19.98	S 31°03'34" E	08°48'53"
C16	130.00	20.00	19.98	S 31°03'34" E	08°48'53"
C17	336.96	51.51	51.71	S 30°43'33" E	05°55'13"
C18	336.96	52.36	52.34	S 42°21'37" W	05°55'13"
C19	45.00	50.31	47.73	N 12°21'09" W	64°03'08"
C20	536.96	64.39	64.35	S 48°35'21" W	08°22'15"
C21	536.96	64.39	64.35	S 48°35'21" W	08°22'15"
C22	536.96	111.2	111.2	S 52°57'04" W	01°11'12"
C23	30.00	18.53	18.24	N 70°46'53" E	35°23'40"
C24	45.00	5.54	5.54	N 85°09'52" E	07°03'14"
C25	160.86	40.38	40.38	N 53°51'29" W	01°57'17"
C26	160.86	40.38	40.38	N 53°51'29" W	01°57'17"
C27	1873.86	63.83	63.83	S 52°51'29" W	01°57'17"
C28	160.86	60.00	60.00	N 55°31'27" E	01°57'08"
C29	160.86	60.00	60.00	N 55°31'27" E	01°57'08"
C30	160.86	52.85	52.85	S 56°51'36" W	01°37'08"
C31	1873.86	52.85	52.85	S 56°51'36" W	01°37'08"
C32	160.86	50.00	50.00	N 58°56'24" E	01°37'37"
C33	1873.86	52.85	52.85	S 60°34'46" W	01°37'08"
C34	160.86	52.85	52.85	S 60°34'46" W	01°37'08"
C35	1873.86	52.85	52.85	S 62°11'55" W	01°37'08"
C36	160.86	50.00	50.00	N 62°11'40" E	01°37'37"
C37	1873.86	52.85	52.85	S 63°46'03" W	01°37'08"
C38	160.86	22.00	22.00	N 63°46'03" W	01°37'08"
C39	160.86	22.00	22.00	N 63°46'03" W	01°37'08"
C40	1873.86	62.39	62.39	S 65°34'51" W	01°54'28"
C41	30.00	53.89	46.81	N 62°11'32" W	102°32'47"
C42	30.00	53.89	46.81	N 62°11'32" W	102°32'47"
C43	20.00	28.87	28.83	N 43°12'28" W	05°29'17"
C44	20.00	28.87	28.83	N 43°12'28" W	05°29'17"
C45	80.00	35.78	35.72	N 76°54'07" E	11°43'20"
C46	170.86	31.22	31.22	S 53°45'35" W	01°52'44"
C47	20.00	33.84	30.01	N 77°05'09" W	59°13'48"
C48	20.00	33.84	30.01	N 77°05'09" W	59°13'48"
C49	45.00	23.44	23.18	S 18°48'19" W	29°50'50"
C50	45.00	23.44	23.18	S 18°48'19" W	29°50'50"
C51	45.00	25.83	25.04	S 28°33'56" W	49°10'14"
C52	45.00	40.00	38.70	S 59°11'37" W	50°35'46"
C53	45.00	40.00	38.70	S 59°11'37" W	50°35'46"
C54	45.00	35.75	33.67	N 34°01'21" E	68°16'39"
C55	45.00	22.00	21.78	N 54°09'19" E	28°00'41"
C56	45.00	40.00	38.70	N 14°41'09" E	50°55'46"
C57	45.00	35.00	34.12	N 35°03'46" W	44°34'01"

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C58	45.00	11.91	11.86	N 82°45'47" W	15°10'03"
C59	30.00	18.68	18.36	N 72°41'42" W	35°38'12"
C60	180.00	26.70	26.68	N 39°07'34" W	08°29'57"
C61	180.00	26.70	26.68	N 39°07'34" W	08°29'57"
C62	180.00	32.00	31.86	N 85°01'15" W	10°11'09"
C63	20.00	31.42	28.28	N 15°06'50" W	90°00'00"
C64	100.00	121.16	113.89	N 34°35'47" E	69°25'14"
C65	100.00	121.16	113.89	N 34°35'47" E	69°25'14"
C66	130.00	60.00	60.98	N 65°28'45" E	04°32'21"
C67	230.00	27.48	27.47	S 12°26'39" E	06°50'47"
C68	30.00	45.12	40.98	S 27°13'02" W	86°09'49"
C69	30.00	45.12	40.98	S 27°13'02" W	86°09'49"
C70	20.00	31.42	28.28	S 45°06'50" E	90°00'00"
C71	970.00	332.23	332.23	S 27°57'09" W	19°41'17"
C72	970.00	332.23	332.23	S 27°57'09" W	19°41'17"
C73	160.00	193.86	182.22	S 14°35'47" W	69°25'14"
C74	1700.86	59.23	59.23	S 12°43'20" W	01°59'43"
C75	120.00	23.66	23.63	S 89°32'09" W	11°11'56"
C76	120.00	23.66	23.63	S 89°32'09" W	11°11'56"
C77	20.00	31.42	28.28	N 44°53'10" E	90°00'00"
C78	120.00	52.80	52.37	S 77°50'34" E	25°12'33"
C79	30.00	44.67	40.66	S 22°14'51" E	85°18'52"
C80	110.00	9.53	9.53	S 12°26'39" E	06°50'47"
C81	110.00	9.53	9.53	S 12°26'39" E	06°50'47"
C82	130.00	42.94	42.75	S 09°54'35" E	18°52'55"
C83	130.00	21.14	21.11	S 23°41'51" E	09°18'58"
C84	20.00	30.03	27.29	S 14°39'16" W	86°50'13"
C85	20.00	30.03	27.29	S 14°39'16" W	86°50'13"
C86	536.96	186.27	179.43	S 43°37'45" W	19°09'54"
C87	57.96	181.65	180.76	N 43°37'43" E	19°09'54"
C88	45.00	15.71	15.63	S 65°20'47" E	19°49'57"
C89	100.00	49.05	49.05	N 37°22'18" E	05°44'36"
C90	100.00	49.05	49.05	N 37°22'18" E	05°44'36"
C91	1000.00	183.78	183.52	N 64°02'39" E	10°31'47"
C92	130.00	157.51	148.05	N 34°35'47" E	69°25'14"
C93	130.00	157.51	148.05	N 34°35'47" E	69°25'14"
C94	180.86	171.19	171.33	N 21°56'18" E	05°11'44"
C95	180.86	171.19	171.33	N 21°56'18" E	05°11'44"
C96	507.99	506.50	506.50	N 60°51'14" E	15°12'23"
C97	57.96	35.12	35.11	N 35°47'40" E	03°30'42"

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

AFFIDAVIT OF CORRECTION

Reel Page
2768 418

I, Joseph P. Fielding, being duly sworn, depose and say that I am the Surveyor who surveyed the property as depicted and recorded as Bailey Ridge No. 2, in Volume 45, Page 204, Marion County Book of Town Plats; and the following corrections to said Plat are necessary and are as follows:

The first curve on Spooner St., lying east of the intersection of Tayside St., S. and Spooner St., S. is labeled L1 and should be labeled C1, and the curve labeled C118, on Tayside St., S., should be labeled C2.

The property owner materially affected is: Clear View II, LLC.

Joseph P. Fielding
Registered Professional Land Surveyor No. 2805
1155 13th Street S.E.
Salem, Oregon 97302

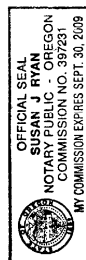
NOTARY CERTIFICATE

STATE OF OREGON SS
COUNTY OF MARION

Subscribed and sworn to before me this 25th Day of JANUARY, 2007.

Susan J. Ryan

Notary Public for the State of Oregon
My Commission Expires: September 30, 2009



COUNTY SURVEYOR APPROVAL

I, Mark E. Riggins, Marion County Surveyor, do hereby certify that said affidavit of correction for B.O.T.P. Volume 45, Page 204, has been examined by me and that it complies with ORS 92.174

Mark E. Riggins 1/30/2007
Date
Mark E. Riggins, PLS
Marion County Surveyor

Return Address:
Marion County Surveyor
5155 Silvertown Road N.E.
Salem, OR 97305

REEL:2768

PAGE: 418

February 02, 2007, 10:44 am.

CONTROL #: 187803

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 26.00

BILL BURGESS
COUNTY CLERK

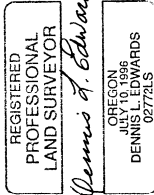
THIS IS NOT AN INVOICE.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

INTERIOR MONUMENTATION AFFIDAVIT

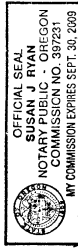
I, Dennis L. Edwards, P.L.S. 2772, being first duly sworn, do hereby say that in accordance with O.R.S. 92.070, I have correctly surveyed and marked with proper monuments the interior corner monuments, as indicated on the plat of Bailey Ridge No. 2, as recorded in Volume 45, Page 204, Book of Town Plats for Marion County, Oregon, said interior corner monuments, were set on February 21, 2007.

Note: The most northerly corner monument for Lot 138, was set S41°04'31"E, 2.00 feet, from the true corner position, which fell on the east edge of the new sidewalk.



State of Oregon) S.S.
County of Marion

Dennis L. Edwards
Subscribed and sworn to before me this 22 day of March, 2007.



City Surveyor Approval

Approved this 9th day of April, 2007 in accordance with O.R.S. 92.070 (4).

John D. Hume
City of Salem Surveyor

County Surveyor Approval

Approved this 22nd day of MAY, 2007 in accordance with O.R.S. 92.070 (4).

Mark Pugini
Marion County Surveyor

✓
After recording, return to:
Marion County Surveyor
5155 Silverton Road NE
Salem, Oregon 97305-3802

REEL:2808 PAGE: 129

May 07, 2007, 10:47 am.

CONTROL #: 195049

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 26.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

CENTERLINE MONUMENTATION AFFIDAVIT

I, Dennis L. Edwards, P.L.S. 2772, being first duly sworn, do hereby say that in accordance with O.R.S. 92.070, I have correctly surveyed and marked with proper monuments the centerline monuments, as indicated on the plat of Bailey Ridge No. 2, as recorded in Volume 45, Page 204, Book of Town Plats for Marion County, Oregon, said centerline monuments, were set on October 30, 2007.

State of Oregon) S.S.
County of Marion



Dennis L. Edwards



Brenda James
Subscribed and sworn to before me this
8th day of November, 2007.

Renew: 12/31/07



City Surveyor Approval

Approved this 16th day of November, 2007 in accordance with O.R.S. 92.073 (4).

John D. Hancock
City of Salem Surveyor

County Surveyor Approval

Approved this 5th day of December, 2007 in accordance with O.R.S. 92.073 (4).

Mark Burgess
Marion County Surveyor

Return to:

FROM: Marion County Surveyor's Office
5155 Silverton Road NE
Salem, OR 97305-3802
Phone: (503) 588-5155

REEL:2908 PAGE: 213

January 14, 2008, 11:39 am.

CONTROL #: 214194

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 26.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

471824133432

Remit Payment To:

Ticor Title Company of Oregon
10151 SE Sunnyside Rd. Suite 300
Clackamas, OR 97015
Phone: (503)646-4444 Fax: (503)469-4198

INVOICE**Due upon receipt**

City of Salem
ATTN: Salvador Diaz
350 Commercial St NE
Salem, OR 97301

Order Number: 471824133432

Invoice Date: 8/30/2024
Invoice Number: 471824133432-1
Operation: 02743.471818

Buyer/Borrower(s): City Of Salem
Title Officer: Sarah Cutler

Sales Rep: Maeghan Egli**Property Description (1):**

3801 Tayside Street S, Salem, OR 97302

Bill Code	Description	Amount
OER	OAE	300.00

Invoice total amount due: \$300.00

Thank you for the opportunity to serve you.
Please return a copy of this invoice with your payment