

RECORD OF SURVEY  
LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 07  
SOUTH, RANGE 03 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM,  
MARION COUNTY, OREGON

APRIL XX, 2025

BOUNDARY RETRACEMENT:

LEGEND:

- ( )# = MEASURED AND RECORD DATA PER SURVEY NOTED  
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○ = SET 5/8"X30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "CITY OF SALEM" FLUSH WITH GROUND LEVEL  
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☒ = SET 1 1/8" COPPER DISK STAMPED "CITY OF SALEM", FLUSH WITH GROUND LEVEL  
MCSR = MARION COUNTY SURVEY RECORD  
MCDR = MARION COUNTY DEED RECORD  
BOTP = MARION COUNTY BOOK OF TOWN PLAT  
PLA = PROPERTY LINE ADJUSTMENT

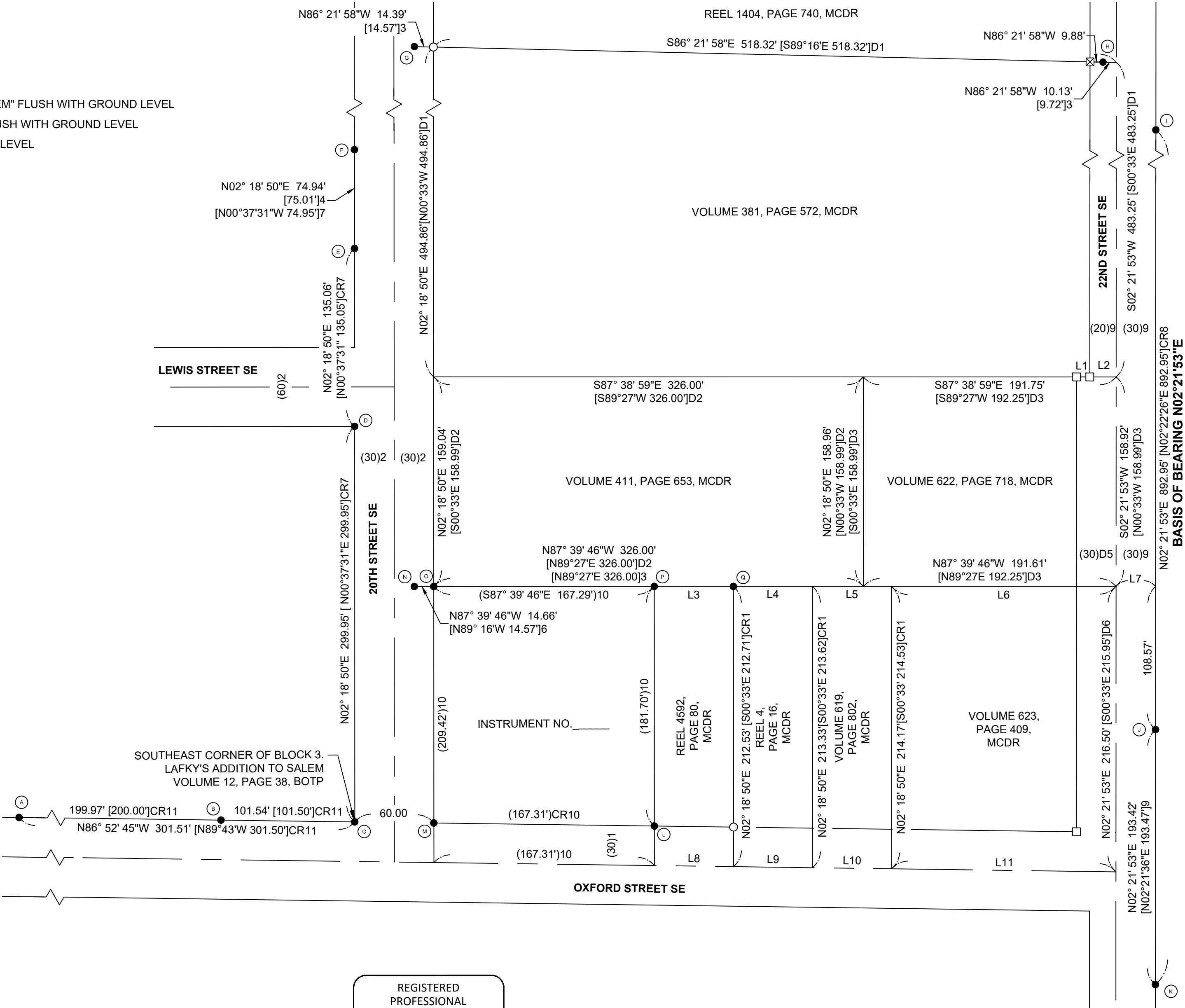
SURVEY REFERENCE:

- MCSR 10282
- MCSR 11424
- MCSR 14068
- MCSR 27111
- MCSR 30788
- MCSR 32253
- MCSR 36546
- MCSR 39714
- MCSR 40022
- MCSR \_\_\_\_\_
- LAFKY'S ADDITION TO SALEM,  
VOLUME 12, PAGE 38, BOTP

DEED REFERENCE:

- VOLUME 381, PAGE 572, MCDR
- VOLUME 411, PAGE 653, MCDR
- VOLUME 622, PAGE 718, MCDR
- REEL 4, PAGE 16, MCDR
- VOLUME 446, PAGE 487, MCDR
- VOLUME 623, PAGE 409, MCDR

LINE TABLE	
LINE	BEARING AND DISTANCE
L1	S87° 38' 59"E 10.00
L2	S87° 38' 59"E 20.00
L3	N87° 39' 46"W 60.07 [N89°30'E 60.00]1
L4	N87° 39' 46"W 59.98 [N89°30'E 60.00]1
L5	N87° 39' 46"W 59.98 [N89°30'E 60.00]1
L6	N87° 39' 46"W 170.29 [N89°30' 170.51]D6
L7	N87° 39' 46"W 30.00
L8	N86° 52' 45"W 60.08 [N89°41'W 60]CR1
L9	N86° 52' 45"W 59.97 [N89°41'W 60]CR1
L10	N86° 52' 45"W 60.00 [N89°41'W 60]CR1
L11	N86° 52' 45"W 170.11 [N89°41'W 170.51]D6

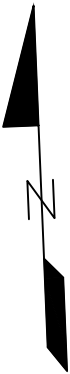


NOTE:

SEE SHEET 5 FOR MONUMENT TABLE AND NARRATIVE.

RECEIVED \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
BY MARION COUNTY SURVEYOR.  
APPROVED FOR FILING ON:  
\_\_\_\_ / \_\_\_\_ / \_\_\_\_.

MCSR \_\_\_\_\_



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY

OREGON  
DECEMBER 03, 2014  
PAUL M. KOWALCZYK  
79315

RENEWS: JUNE 30, 2025

CITY OF *Salem*  
AT YOUR SERVICE  
PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION  
555 Liberty Street SE, Room 325  
Salem, OR 97301-3513  
Phone 503-588-6211  
www.cityofsalem.net

CITY SHOPS WEST CAMPUS  
CONSOLIDATION

DRAWN BY: ARS

CHECKED BY: PMK

SCALE: 1:60

SHEET 1 OF 5

RECORD OF SURVEY  
LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 07  
SOUTH, RANGE 03 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM,  
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PLA 1 AND 2:

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PLA DEED NOTES:

PLA DEED 1 OF 6 RECORDED: INSTRUMENT NO. 2025-\_\_\_\_\_

EXHIBIT A

"PROPERTY A"

VESTING DEED: VOLUME 411, PAGE 653, MCDR

±1.19 ACRES - BEFORE PLA

EXHIBIT B

"PROPERTY B"

VESTING DEED: VOLUME 622, PAGE 718, MCDR

±30,466 SQUARE FEET - BEFORE PLA

EXHIBIT C

"CONSOLIDATED PROPERTY"

±1.89 ACRES - AFTER PLA

PLA DEED 2 OF 6 RECORDED: INSTRUMENT NO. 2025-\_\_\_\_\_

EXHIBIT A

"PROPERTY A"

VESTING DEED: INSTRUMENT NO. 2025-\_\_\_\_\_, MCDR

±1.89 ACRES - BEFORE PLA

EXHIBIT B

"PROPERTY B"

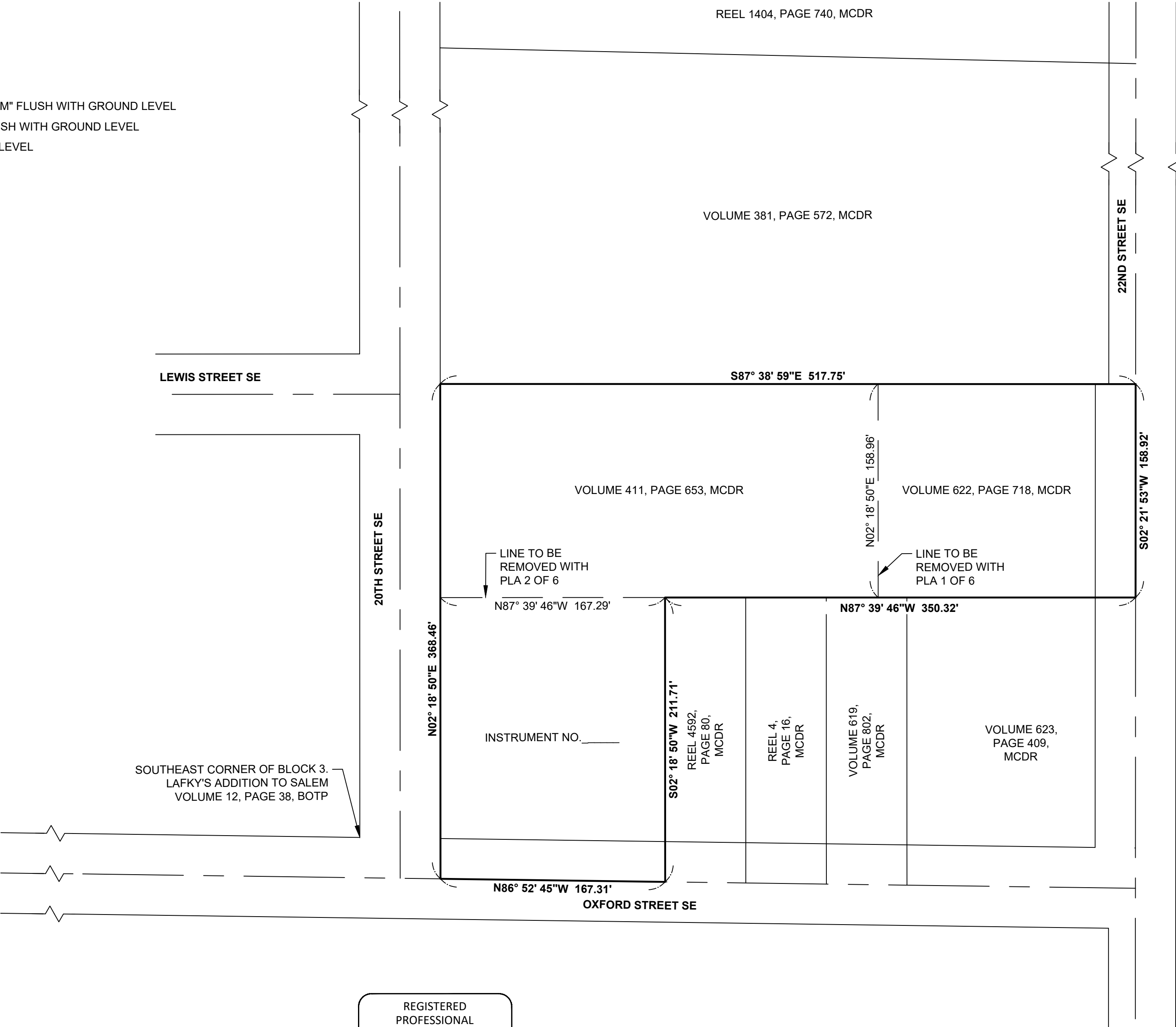
VESTING DEED: INSTRUMENT NO. 2025-\_\_\_\_\_, MCDR

±35,225 SQUARE FEET - BEFORE PLA

EXHIBIT C

"CONSOLIDATED PROPERTY"

±2.70 ACRES - AFTER PLA



NOTE:

SEE SHEET 5 FOR MONUMENT TABLE AND NARRATIVE.



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RENEWALS: JUNE 30, 2025

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CONSOLIDATION

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CHECKED BY: PMK

SCALE: 1:60

SHEET 2 OF 5

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PLA 3 AND 4:

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PLA DEED NOTES:

PLA DEED 3 OF 6 RECORDED: INSTRUMENT NO. 2025-\_\_\_\_\_

EXHIBIT A

"PROPERTY A"

VESTING DEED: VOLUME 623, PAGE 409, MCDR

±36,649 SQUARE FEET - BEFORE PLA

EXHIBIT B

"PROPERTY B"

VESTING DEED: VOLUME 619, PAGE 802, MCDR

±12,824 SQUARE FEET - BEFORE PLA

EXHIBIT C

"CONSOLIDATED PROPERTY"

± 1.14 ACRES - AFTER PLA

PLA DEED 4 OF 6 RECORDED: INSTRUMENT NO. 2025-\_\_\_\_\_

EXHIBIT A

"PROPERTY A"

VESTING DEED: INSTRUMENT NO. 2025-\_\_\_\_\_, MCDR

±1.14 ACRES - BEFORE PLA

EXHIBIT B

"PROPERTY B"

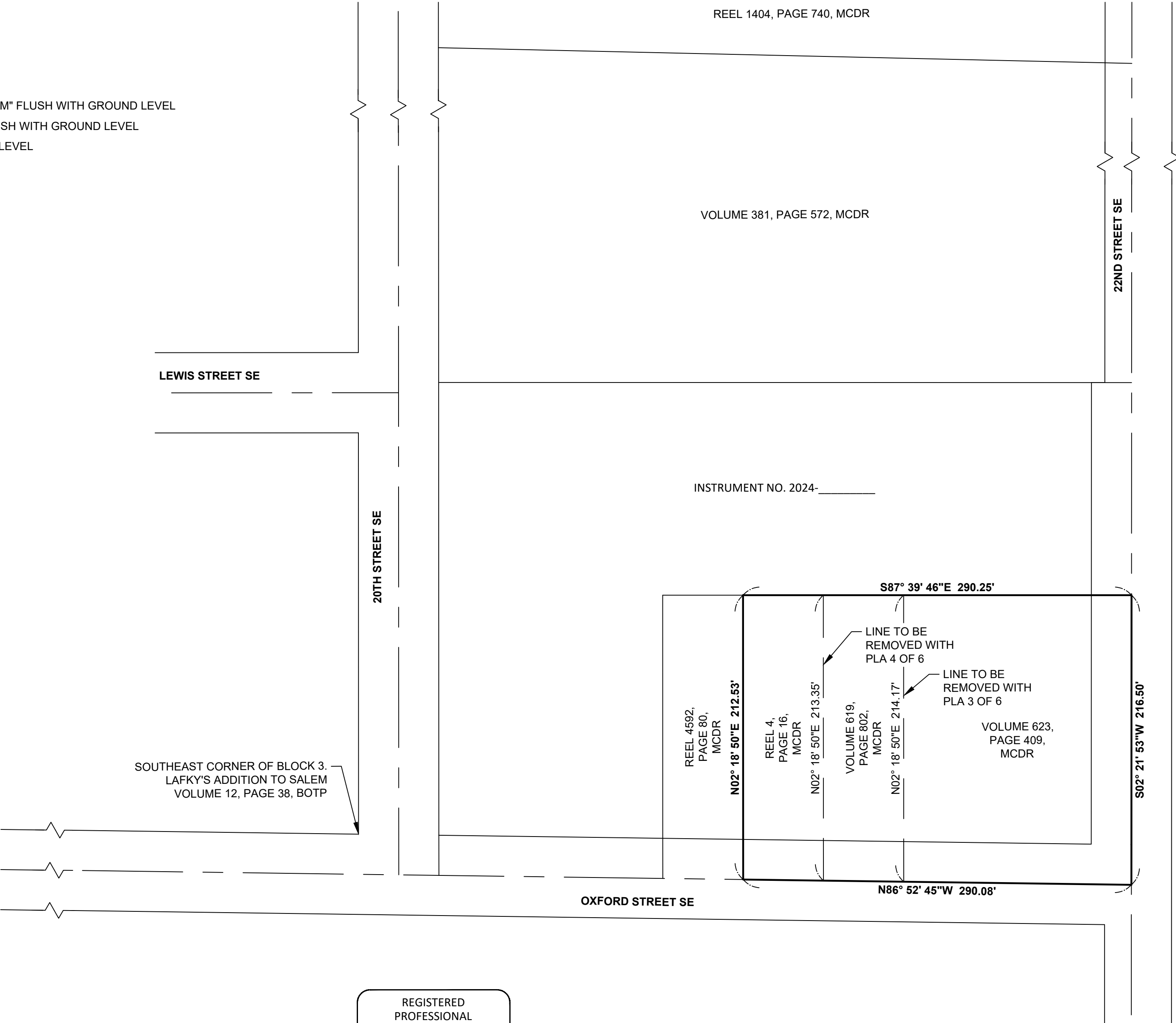
VESTING DEED: REEL 4, PAGE 16, MCDR

±12,768 SQUARE FEET - BEFORE PLA

EXHIBIT C

"CONSOLIDATED PROPERTY"

±1.43 ACRES - AFTER PLA



NOTE:

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CHECKED BY: PMK

SCALE: 1:60

SHEET 3 OF 5

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MCSR \_\_\_\_\_

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PLA DEED NOTES:

PLA DEED 5 OF 6 RECORDED: INSTRUMENT NO. 2025-\_\_\_\_\_

EXHIBIT A

"PROPERTY A"

VESTING DEED: INSTRUMENT NO. 2025-\_\_\_\_\_

±2.70 ACRES - BEFORE PLA

EXHIBIT B

"PROPERTY B"

VESTING DEED: INSTRUMENT NO. 2025-\_\_\_\_\_

±1.43 ACRES - BEFORE PLA

EXHIBIT C

"CONSOLIDATED PROPERTY"

±4.13 ACRES - AFTER PLA

PLA DEED 6 OF 6 RECORDED: INSTRUMENT NO. 2025-\_\_\_\_\_

EXHIBIT A

"PROPERTY A"

VESTING DEED: INSTRUMENT NO. 2025-\_\_\_\_\_, MCDR

±4.13 ACRES - BEFORE PLA

EXHIBIT B

"PROPERTY B"

VESTING DEED: VOLUME 381, PAGE 572, MCDR

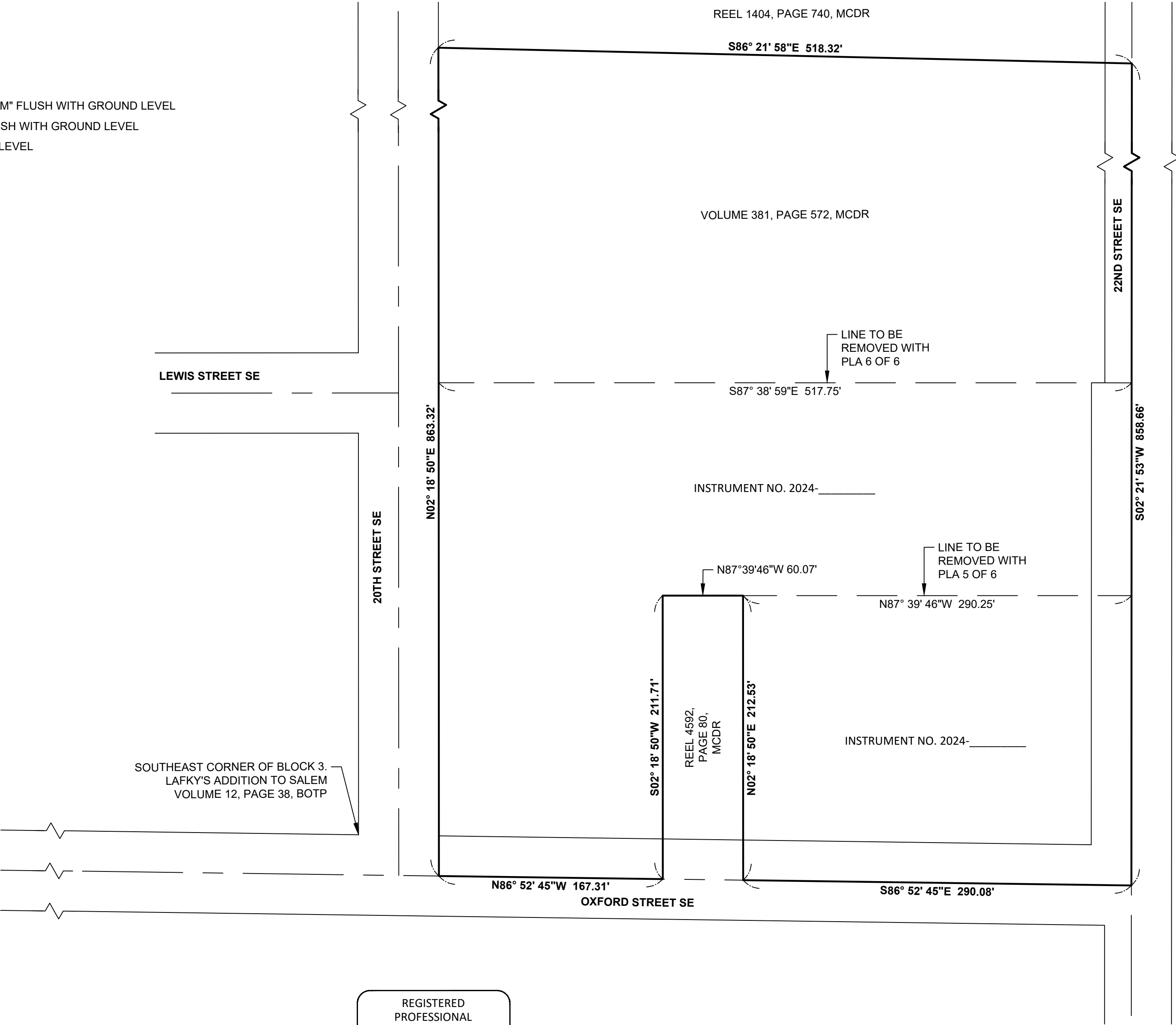
±5.82 ACRES - BEFORE PLA

EXHIBIT C

"CONSOLIDATED PROPERTY"

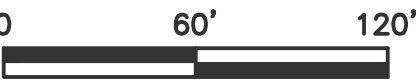
±9.95 ACRES - AFTER PLA

PLA 5 AND 6:



NOTE:

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SHEET 4 OF 5

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MCSR \_\_\_\_\_

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SOUTH, RANGE 03 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM,

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APRIL XX, 2025

MONUMENT TABLE

- A

3/4" IRON PIPE, DOWN 1.40', SET IN LAFKY'S ADDITION TO SALEM, HELD FOR NORTH RIGHT-OF-WAY LINE OF OXFORD STREET SE
- B

1" X 1/4" IRON BAR, DOWN 1.40', SET IN LAFKY'S ADDITION TO SALEM OREGON, HELD FOR NORTH RIGHT-OF-WAY LINE OF OXFORD STREET SE
- C

5/8" IRON ROD, DOWN 0.50', SET IN LAFKY'S ADDITION TO SALEM OREGON, HELD AS THE SOUTHEAST CORNER OF BLOCK 3 OF LAFKY'S ADDITION TO SALEM OREGON
- D

1/2" IRON PIPE, DOWN 0.60', SET IN LAFKY'S ADDITION TO SALEM OREGON, HELD FOR WEST RIGHT-OF-WAY LINE OF 20TH STREET SE
- E

1/2" IRON PIPE, DOWN 0.50', SET IN MCSR 27111, BEARS N87°41'10"W 0.04 FEET OF RIGHT-OF-WAY
- F

1/2" IRON PIPE, DOWN 0.60', SET IN MCSR 27111, HELD FOR WEST RIGHT-OF-WAY LINE OF 20TH STREET SE
- G

TACK IN LEAD, FLUSH IN CURB, SET IN MCSR 14068, HELD
- H

TACK IN LEAD, FLUSH IN CURB, SET IN MCSR 14068, HELD
- I

1" COPPER DISK STAMPED "OTAK INC", FLUSH IN CONCRETE SIDEWALK, SET IN MCSR 39714, HELD FOR EAST RIGHT-OF-WAY LINE OF 22TH STREET SE
- J

1" COPPER DISK STAMPED "CITY OF SALEM", FLUSH IN CONCRETE SIDEWALK, SET IN MCSR 40022, HELD
- K

5/8" IRON ROD WITH ILLEGIBLE YELLOW PLASTIC CAP, FLUSH, BENT TOWARDS THE WEST, TIED AT THE BEND LOCATTION, SET IN MCSR 32253, HELD FOR EAST RIGHT-OF-WAY LINE OF 22TH STREET SE
- L

5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "CITY OF SALEM", FLUSH, SET IN MCSR \_\_\_\_\_, HELD
- M

5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "CITY OF SALEM", FLUSH, SET IN MCSR \_\_\_\_\_, HELD
- N

TACK IN LEAD, FLUSH IN CURB, SET IN MCSR 14068, HELD
- O

PK NAIL, FLUSH IN CONCRETE BASE FOR FENCE POST, SET IN MCSR 30788, BEARS S85°58'46"W 0.07 FEET
- P

1-1/8" IRON BOLT, DOWN 0.70', ORIGIN UNKNOWN, BEARS N02°18'50"E 0.03 FEET
- Q

1" IRON PIPE WITH PINCHED TOP, DOWN 0.55', SET IN MCSR 10282, HELD

SURVEY REFERENCE:

1. MCSR 10282
2. MSCR 11424
3. MCSR 14068
4. MCSR 27111
5. MCSR 30788
6. MCSR 32253
7. MCSR 36546
8. MCSR 39714
9. MCSR 40022
10. MCSR \_\_\_\_\_
11. LAFKY'S ADDITION TO SALEM,  
VOLUME 12, PAGE 38, BOTP

DEED REFERENCE:

- D1. VOLUME 381, PAGE 572, MCDR
- D2. VOLUME 411, PAGE 653, MCDR
- D3. VOLUME 622, PAGE 718, MCDR
- D4. REEL 4, PAGE 16, MCDR
- D5. VOLUME 446, PAGE 487, MCDR

NARRATIVE:

The purpose of this survey is to depict the consolidation of the land described in:

- Volume 381, Page 572
- Volume 411, Page 653
- Volume 622, Page 718
- Volume 623, Page 409
- Volume 619, Page 802
- Reel 4, Page 16
- Instrument No. 2024-\_\_\_\_\_

recorded in Marion County Deed Records in accordance with City of Salem Planning Case No.'s PLA25-\_\_ \_\_ \_\_ \_\_ \_\_.

The basis of bearings for this survey is North 02°21'53” East between monuments "K" and "I" as shown herein and is with reference to the Oregon State Plane Coordinate System, NAD83(2011), EPOCH 2010.00, North Zone 3601. Measurements shown herein are ground distances, international feet.

RIGHT-OF-WAY OF 20TH STREET SE:

The centerline of 20th Street SE was retraced by holding a line offset 30 feet east of and parallel with the retraced west right-of-way line of said street. The west right of-way line thereof was retraced by holding a line between found monuments "C", "D" & "F" herein. Monument "E" fits well with this retracement. The east right-of-way of 20th Street SE was retraced by holding a parallel line 60.00 feet east of the retraced west right-of-way when measured perpendicular thereto. Monuments O and M fit well with this eastern right-of-way retracement.

RIGHT-OF-WAY OF OXFORD STREET SE:

The centerline of Oxford Street SE was retraced by holding a line offset 30 feet south of and parallel to the retraced north right-of-way line of said street. The north right of-way line thereof was retraced by holding a line between found monuments "A" & "C" herein and extending the line east to 22nd Street SE. Monuments "B", "M", and "L" fit well with this retracement.

RIGHT-OF-WAY OF 22ND STREET SE:

The centerline of 22nd Street SE was retraced by holding a line 30 feet west of and parallel with the retraced east right-of-way line of said street. The east right of-way line thereof was retraced by holding a line between found monuments "K" & "I" herein. Monument "J" fits well with this resolution. The west right-of-way of 22nd Street SE was retraced by holding a parallel line 20 and 30 feet west of the retraced centerline when measured perpendicular thereto.

BOUNDARY RETRACEMENT - VOLUME 381, PAGE 572, MCDR:

The west line of Volume 381, Page 572 is coincident with the retraced right-of-way of 20th Street SE. The east line of said deed is coincident with the retraced centerline of 22nd Street SE. The north line was retraced by holding monuments "G" and "H" and extending said line to the centerline of 22nd Street SE. The south line of said deed was retraced by holding deed record distances along the east and west lines, south, from the retraced north line of this boundary.

BOUNDARY RETRACEMENT - VOLUME 411, PAGE 653, AND VOLUME 622, PAGE 718, MCDR:

The west line of Volume 411, Page 653 is coincident with the retraced right-of-way of 20th Street SE. The east line of Volume 622, Page 718 is coincident with the retraced centerline of 22nd Street SE. The common south line was retraced by holding monument "N" and "Q" and its extension east to the centerline of 22nd Street SE. Monument "P" fits within 0.03 feet of this resolution. Pursuant to the bearing and distance calls reported in Volume 411, Page 653, and Volume 622, Page 718, the intent of the common line between said deeds is to be parallel with and 326.00 feet east of the east right-of-way of 20th Street SE when measured perpendicular thereto. The retraced common line herein was held the same. The common north line is the retraced south line of Volume 381, Page 572 described above.

BOUNDARY RETRACEMENT - INSTRUMENT NO. \_\_\_\_\_, MCDR:

The north line is the retraced south line of Volume 411, Page 653 as described above. The south line is coincident with the retraced centerline of Oxford Street SE. The west line is coincident with the retraced east right-of-way line of 20th Street SE extended south through monument "M" to the intersection with the centerline of Oxford Street SE. The retraced east line is the extension of the line between monuments "L" and "P" to the intersection with the centerline of Oxford Street SE.

BOUNDARY RETRACEMENT - REEL 4, PAGE 16, AND VOLUME 619, PAGE 802, AND VOLUME 623, PAGE 409 MCDR:

The common north line is the retraced south line of Volume 411, Page 653, and Volume 622, Page 718 described above. The common south line is coincident with the retraced centerline of Oxford Street SE as described above. The east line of Volume 623, Page 409 is coincident with the retracement of the west right-of-way line of 22nd Street SE. The west line of Reel 4, Page 16 was retraced by holding Monument "Q" and a line parallel with the right-of-way of 20th Street SE per MCSR 10169. The east line of Reel 4, Page 16 and the east line of Volume 619, Page 802 were retraced by offsetting the west line of Reel 4, Page 16 record distances per MSCR 10169.

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