

# NOTICE OF DECISION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
FAX: 503-588-6005



*Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173*

## DECISION OF THE PLANNING ADMINISTRATOR

**PROPERTY LINE ADJUSTMENT CASE NO.:** PLA25-05; PLA25-06; PLA25-07; PLA25-08; PLA25-09; PLA25-10

**APPLICATION NO.:** 25-103782-PLN

**NOTICE OF DECISION DATE:** March 24, 2025

**Summary:** A property line adjustment to consolidate seven units of land.

**Request:** A property line adjustment to consolidate seven units of land resulting in one unit of land approximately 9.95 acres in size, for properties zoned PS (Public Service) and located at 1455 22nd Street SE (Marion County Assessor's Map and Tax Lot Numbers: 073W35AB04000 and 073W35AC01100).

**APPLICANT:** Luke Gmazel, on behalf of the City of Salem

**LOCATION:** 1455 22nd Street SE, Salem OR 97302

**FINDINGS:** The findings are in the attached Decision dated March 24, 2025.

**DECISION:** The **Planning Administrator APPROVED** PLA25-05; PLA25-06; PLA25-07; PLA25-08; PLA25-09; PLA25-10 based upon the application materials and the findings as presented in the decision.

The rights granted by the attached decision, which are effective as of the date of this decision, must be exercised by March 24, 2027, or this approval shall be null and void.

Case Manager: Abigail Pedersen, Planner I, [apedersen@cityofsalem.net](mailto:apedersen@cityofsalem.net), 503-540-2309

This decision is final; there is no local appeal process. Any person with standing may appeal this decision by filing a "Notice of Intent to Appeal" with the Land Use Board of Appeals, 775 Summer St NE, Suite 330, Salem OR 97301, **no later than 21 days after March 24, 2025**. Anyone with questions regarding filing an appeal with the Oregon Land Use Board of Appeals should contact an attorney.

<http://www.cityofsalem.net/planning>

**BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM**

**DECISION**

<b>IN THE MATTER OF APPROVAL OF</b>	)	<b>FINDINGS &amp; ORDER</b>
<b>PROPERTY LINE ADJUSTMENT</b>	)	
<b>CASE NO. PLA25-05; PLA25-06; PLA25-07;</b>	)	
<b>PLA25-08; PLA25-09; PLA25-10</b>	)	
<b>1455 22ND ST SE</b>	)	<b>MARCH 24, 2025</b>

In the matter of the application for a Property Line Adjustment, submitted by the applicant, Luke Gmazel, on behalf of the owner City of Salem, the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

**REQUEST**

**Summary:** A consolidated application for a series of six property line adjustments to consolidate seven units of land.

**Request:** A consolidated application for a series of six property line adjustments to consolidate seven units of land resulting in one unit of land approximately 9.95 acres in size, for properties zoned PS (Public Service) and located at 1455 22nd Street SE (Marion County Assessors Map and Tax Lot Numbers: 073W35AB04000 and 073W35AC01100).

A vicinity map illustrating the location of the property is attached hereto and made a part of this staff report (**Attachment A**).

**PROCEDURAL FINDINGS**

1. On February 11, 2025, an application for six property line adjustment was received.
2. The application was deemed complete on February 28, 2025.

**SUBSTANTIVE FINDINGS**

**1. Proposal**

The proposed property line adjustment affects the properties located at 1455 22nd Street SE (**Attachment A**). The proposed property line adjustment will eliminate the common property line between seven abutting units of land resulting in one property approximately 9.95 acres in size (**Attachment B**).

**PLA25-05:** Property Line Adjustment No. PLA25-05 is the first of the six proposed property line adjustments. It affects the units of land as described in Volume 411 And Page 653 and Volume 622 And Page 718 and eliminates the common property line between the two properties: resulting in a consolidated lot approximately 1.89 acres in size.

**PLA25-06:** Property Line Adjustment No. PLA25-06 is the second of the six proposed property line adjustments. It affects the properties as established in PLA24-28; PLA24-29 (Instrument No. 2024-38974) and PLA 25-05 and eliminates the common property line between the two properties: resulting in a consolidated lot approximately 2.70 acres in size.

**PLA25-07:** Property Line Adjustment No. PLA25-07 is the third of the six proposed property line adjustments. It affects the properties as described in Volume 623, Page 409 And Volume 619, Page 802 and eliminates the common property line between the two properties: resulting in a consolidated lot approximately 1.14 acres in size.

**PLA25-08:** Property Line Adjustment PLA25-08 is the fourth of the six proposed property line adjustment. It affects the properties as described in Reel 4, Page 16 and the property established in PLA25-07 and eliminates the common property line between the two properties: resulting in a consolidated lot approximately 1.43 acres in size.

**PLA25-09:** Property Line Adjustment PLA25-09 is the fifth of the six proposed property line adjustment. It affects the properties as established in PLA25-06 and PLA25-08 and eliminates the common property line between the two properties: resulting in a consolidated lot approximately 4.13 acres in size.

**PLA25-10:** Property Line Adjustment PLA25-10 is the sixth of the six proposed property line adjustment. It affects the properties as established in PLA25-09 and property as described in Volume 381 Page 572 and eliminates the common property line between the two properties: resulting in a consolidated lot approximately 9.95 acres in size.

## **2. Summary of Record**

The following items are submitted to the record: 1) All materials and evidence submitted by the applicant, including any applicable professional studies; and 2) All materials, evidence, and comments from City Departments and public agencies. The application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. To view the materials without registering, you may use the search function and enter the permit number listed here: 25 103782 PLN.

## **3. City Department Comments**

City of Salem Building and Safety Division – Reviewed the proposal and indicated no concerns.

Salem City Fire Department – Reviewed the proposal and indicated no concerns.

City of Salem Surveyor – Reviewed the proposal and indicated no concerns.

## **4. Public Agency Comments**

Notice to public agencies was sent on March 4th, 2025, and no comments were received.

## **DECISION CRITERIA FINDINGS**

## **5. Analysis of Property Line Adjustment Approval Criteria**

Pursuant to SRC 205.055(a), a property line adjustment is required to relocate or eliminate all or a portion of a common property line between two abutting units of land that were lawfully established, as defined by ORS 92.010(3)(a), or to incorporate into another unit of land, as provided by ORS 92.010(9)(e), excess right-of-way that was acquired for street or other right-of-way purposes and subsequently sold by a public body.

Salem Revised Code (SRC) 205.055(d) provides that an application for a Property Line Adjustment shall be granted if the following criteria are met. The following subsections are organized with

approval criteria, followed by findings of fact upon which the decision is based. Lack of compliance with the following criteria is grounds for denial.

***SRC 205.055(d)(1): The property line adjustments will not create an additional unit of land;***

**Findings:** The proposal includes six property line adjustments that eliminate the common property lines between seven abutting units of land resulting in the creation of one final consolidated lot that is approximately 9.95 acres in size.

Each of the six property line adjustments proposed in the series consolidate two existing units of land, resulting in one consolidated property

The proposed property line adjustments begin with seven discrete units of land and end with the creation of one consolidated lot. No additional units of land are created as a result of the property line adjustments; therefore, this approval criterion is met.

***SRC 205.055(d)(2): The property line adjustments will not create nonconforming units of land or nonconforming development, or increase the degree of nonconformity in existing units of land or existing development;***

**Findings:** The subject properties are zoned PS (Public Service), which is regulated by Salem Revised Code Chapter 544. According to SRC 544.010, Table 544-2, the zone has a minimum lot area of 10,000 square feet, minimum width of 50 feet, minimum depth of 80 feet and minimum street frontage of 16 feet for all uses.

The resulting lot from the six property line adjustments will be 9.95 acres in size, approximately 507 deep and 860 feet wide, with approximately 860 feet of street frontage on 22<sup>nd</sup> Street, which meets the minimum lot depth, width, street frontage and area for all development types within the PS zone.

The proposed property line adjustments do not result in the creation of non-conforming development. The development site is currently developed with existing buildings and vehicles use areas which cross the different properties. The removal of the property line adjustments brings the site closer into conformity. Any future development will be reviewed for conformance with the applicable development standards of the Salem Revised Code at the time of building permit review and approval for development; therefore, this criterion is met.

***SRC 205.055(d)(3): The property line adjustments involve only units of land that were lawfully established, where the instruments creating the units of land have been properly recorded, or the property line adjustment involves the incorporation of excess right-of-way, acquired for street or other right-of-way purposes and subsequently sold by a public body, into a unit of land that was lawfully established;***

**Findings:** The proposed property line adjustment involves seven single and discrete units of land as described in Volume 381, Page 572; Volume 411, Page 653; Volume 619, Page 802; Volume 622, Page 718; Volume 623, Page 409; Reel 4, Page 16 and Instrument No. 2024-38974. The proposed property line adjustment involves six legal units of land; therefore, this criterion is met.

***SRC 205.055(d)(4): The property line adjustments are not prohibited by any existing City land use approval, or previous condition of approval, affecting one or both of the units of land;***

**Findings:** There are no existing land use approvals or previous conditions of approval applicable to the properties that would prohibit the proposed property line adjustments; therefore, this criterion is met.

***SRC 205.055(d)(5): The property line adjustments do not involve the relocation or elimination of any public easement or right-of-way;***

**Findings:** The proposal will not involve the relocation or elimination of any public easements or right-of-way. Additionally, no right-of-way will be relocated or eliminated as a result of the consolidation; therefore, this criterion is met.

***SRC 205.055(d)(6): The property line adjustments do not adversely affect the availability or access to public and private utilities or streets;***

**Findings:** The proposed property line adjustment removes six common property lines between seven abutting units of land. The proposed property line adjustments do not affect availability or access to public and private utilities or streets. This criterion is met.

## **6. Conclusion**

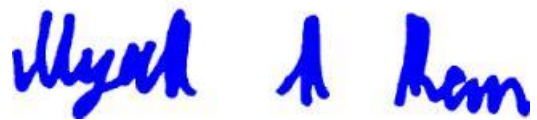
Based upon the requirements of SRC 205.055, the proposed property line adjustment has been reviewed for compliance with the applicable standards and criteria of the Unified Development Code (UDC). The Planning Administrator certifies that the proposed property line adjustment is in conformance with the UDC, provided compliance occurs with any applicable items noted above.

The applicant is required to have the property line adjustment surveyed and monumented, and legal descriptions prepared and recorded, per SRC 205.055(f) and (g). The surveyor of record takes the survey and legal descriptions to the appropriate county for recording.

It is the owner/developer's responsibility to record all necessary documentation with the appropriate county. To expedite any future land use applications or building permits, submit a copy of the recorded survey and deed with your application(s).

### **IT IS HEREBY ORDERED**

The proposed Property Line Adjustments (Case No. PLA25-05; PLA25-06; PLA25-07; PLA25-08; PLA25-09; PLA25-10) are consistent with the provisions of SRC Chapter 205.055 and is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code and the findings contained herein.



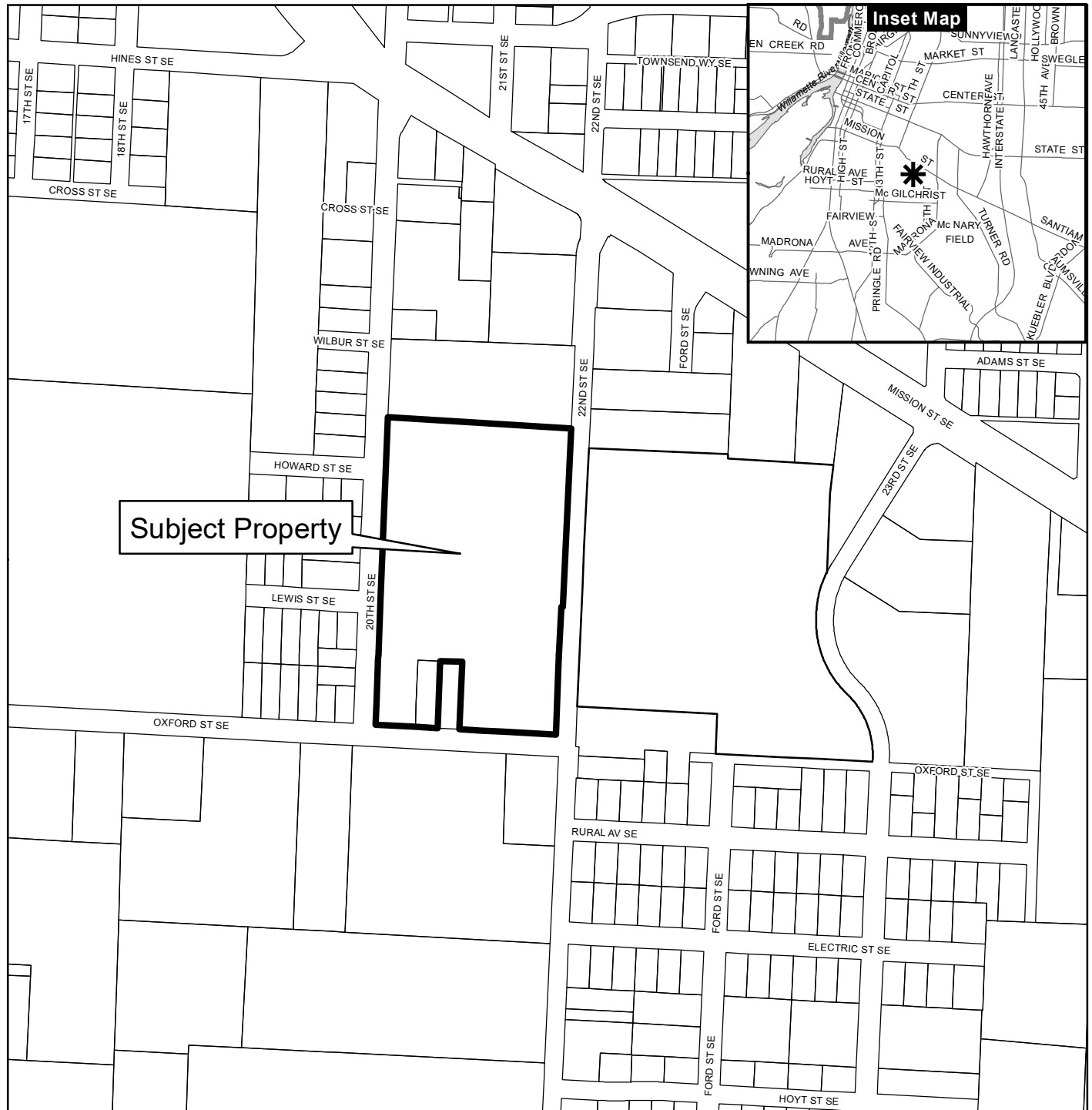
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Abigail Pedersen, Planner I, on  
behalf of Lisa Anderson-Ogilvie,  
AICP Planning Administrator

Attachments: A. Vicinity Map  
B. Site Plan of Proposed Property Line Adjustments

# Vicinity Map

## 1455 22nd Street SE



### Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

Parks

**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

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0 100 200 400 Feet



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  
[ ]# = RECORD DATA PER REFERENCE NOTED  
[ ]CR# = CALCULATED RECORD PER REFERENCE NOTED  
● = FOUND MONUMENT AS NOTED  
○ = SET 5/8"X30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "CITY OF SALEM" FLUSH WITH GROUND LEVEL  
□ = SET 5/8"X30" IRON ROD WITH ALUMINUM CAP MARKED "CITY OF SALEM" FLUSH WITH GROUND LEVEL  
☒ = 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

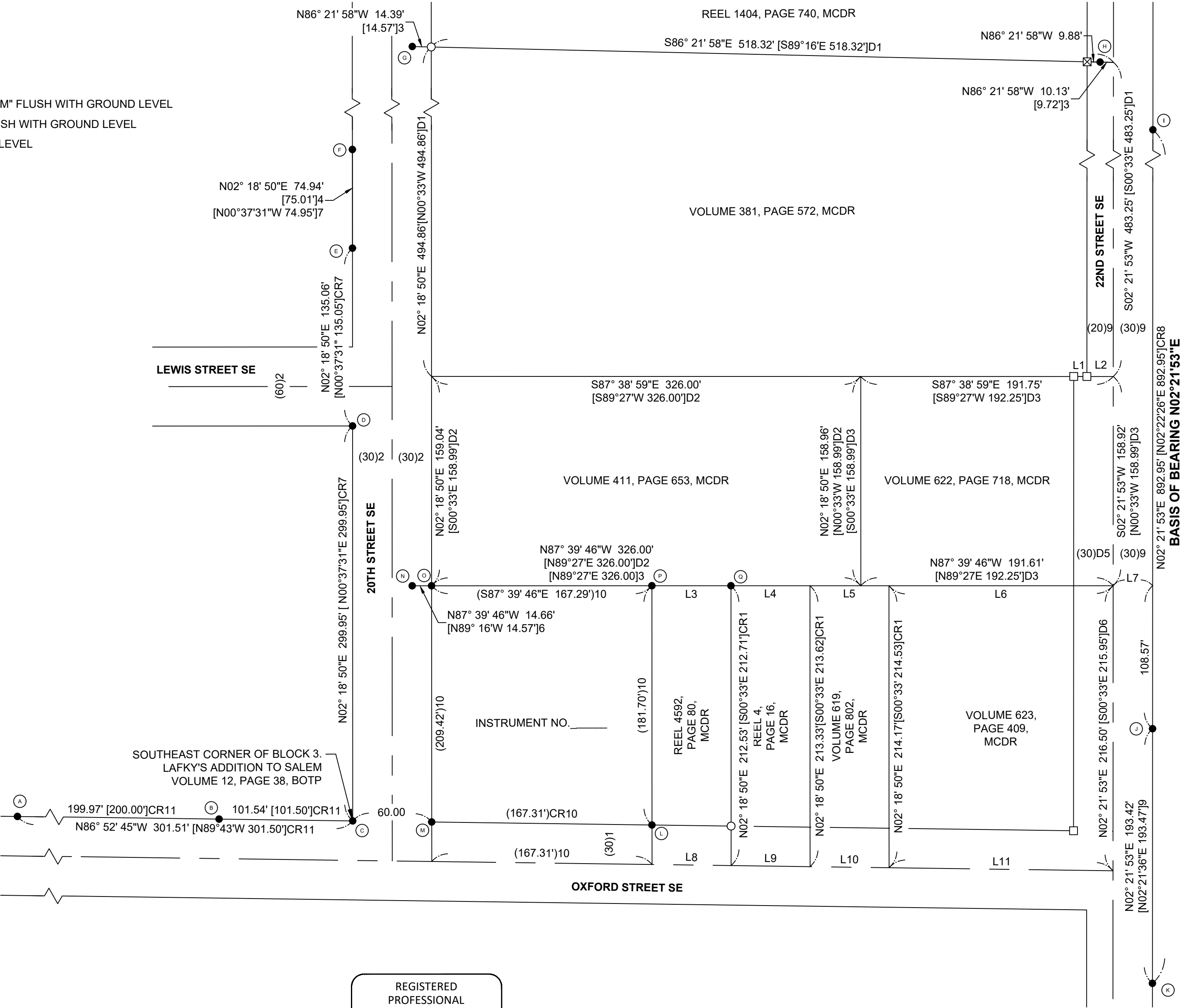
SURVEY REFERENCE:

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  
D6. 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



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MCSR \_\_\_\_\_



NOTE:

SEE SHEET 5 FOR MONUMENT TABLE AND NARRATIVE.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY

OREGON  
DECEMBER 03, 2014  
PAUL M. KOWALCZYK  
79315

RENEWS: JUNE 30, 2025

CITY OF *Salem*  
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ENGINEERING DIVISION  
555 Liberty Street SE, Room 325  
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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,  
MARION COUNTY, OREGON

APRIL XX, 2025

PLA 3 AND 4:

LEGEND:

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PLA = PROPERTY LINE ADJUSTMENT

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"

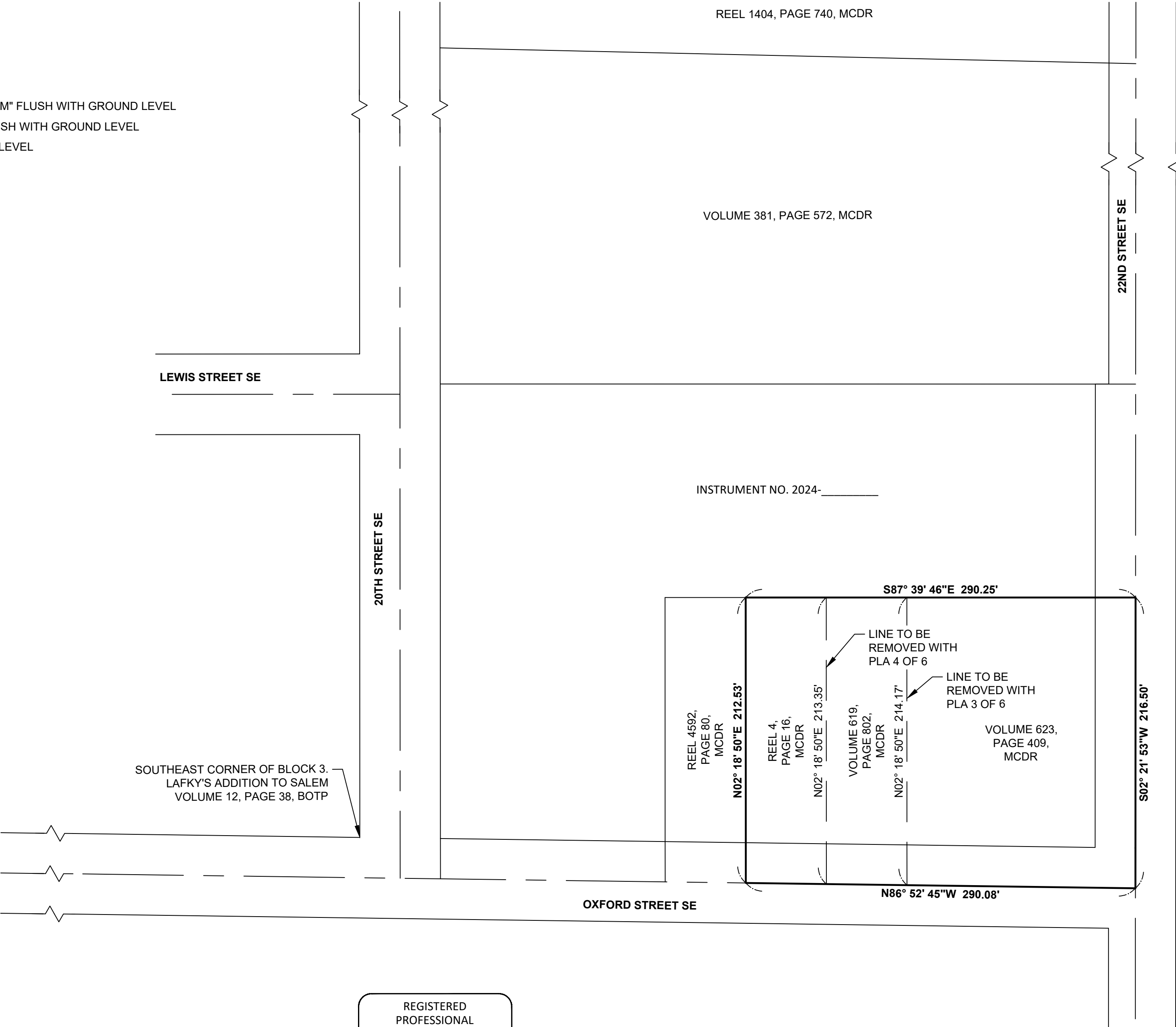
VESTING DEED: REEL 4, PAGE 16, MCDR

±12,768 SQUARE FEET - BEFORE PLA

EXHIBIT C

"CONSOLIDATED PROPERTY"

±1.43 ACRES - AFTER PLA



NOTE:

SEE SHEET 5 FOR MONUMENT TABLE AND NARRATIVE.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY

OREGON  
DECEMBER 03, 2014  
PAUL M. KOWALCZYK  
79315

RENEWS: JUNE 30, 2025

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SHEET 3 OF 5

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MCSR \_\_\_\_\_

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 = PROPERTY LINE ADJUSTMENT

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

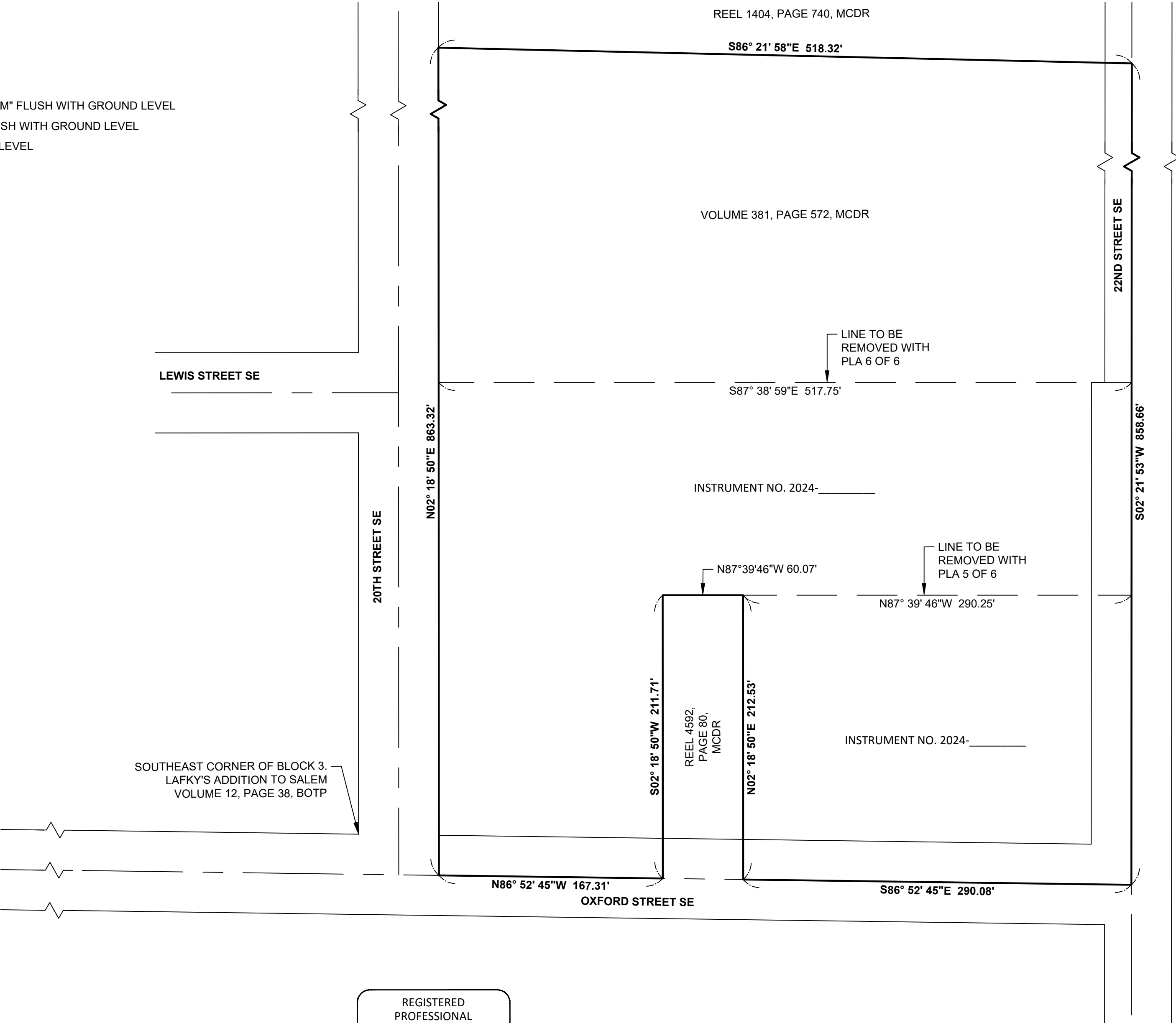
±5.82 ACRES - BEFORE PLA

EXHIBIT C

"CONSOLIDATED PROPERTY"

±9.95 ACRES - AFTER PLA

PLA 5 AND 6:



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MCSR \_\_\_\_\_



NOTE:

SEE SHEET 5 FOR MONUMENT TABLE AND NARRATIVE.



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LAND SURVEYOR

PRELIMINARY

OREGON  
DECEMBER 03, 2014  
PAUL M. KOWALCZYK  
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RENEW: JUNE 30, 2025

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CONSOLIDATION

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SHEET 4 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,  
MARION COUNTY, OREGON  
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.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY

OREGON  
DECEMBER 03, 2014  
PAUL M. KOWALCZYK  
79315

RENEWS: JUNE 30, 2025

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DRAWN BY: ARS

CHECKED BY: PMK

SCALE: 1:60

SHEET 5 OF 5