



0' 20' 40'
SCALE: 1 INCH = 20 FEET

PROPOSED PARTITION PLAT

A REPLAT OF PARCEL 3, P.P. 2017-32
IN THE NW 1/4 OF SECTION 18, T.7S., R.2W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

DATE: AUGUST 20, 2024

EASY 8, LLC
REEL 3871, PAGE 270

JIANG/ZHANG
REEL 2267, PAGE 376

COE PROPERTIES LLC
REEL 4312, PAGE 217

N89°57'38"E 148.28'

49.80'

40'

10.0' P.U.E. PER
P.P. 2017-32

PROPOSED
PARCEL 1
13,350 SF

S89°58'52"W 154.11'
129.90'

PROPOSED 24' ACCESS EASEMENT
FOR THE BENEFIT OF ALL PARCELS

PROPOSED
PARCEL 2
14,348 SF

10.0' P.U.E. PER
P.P. 2017-32

S89°29'24"E 1.99'
41.99'

S00°30'36"W 20.97'

S89°58'52"W 157.96'

40'

40'

RIVER RANCH
RESTAURANTS, INC.
REEL 2258, PAGE 473

LANCASTER DR NE

EASEMENT LEGEND

- (10) REEL 727, PAGE 403
— (11) REEL 2010, PAGE 415

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	49.73'	1312.34'	02°10'16"	S03°11'59"E	49.73'
C2	109.83'	1312.34'	04°47'42"	S01°53'16"E	109.80'
C3	38.80'	1312.34'	01°41'38"	S03°26'18"E	38.80'
C4	71.03'	1312.34'	03°06'04"	S01°02'27"E	71.02'

REGISTERED
PROFESSIONAL
AND SURVEYOR

OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWALS: 6-30-2025

SURVEYED FOR: COLE VALLEY PARTNERS, LLC



FFN SURVEYING

7230 3rd Street SE #145, Turner, OR 97392
P: (503) 558-3330 E: info@ffnsurveying.com

JOB NO. 24-510

SHEET 1/1