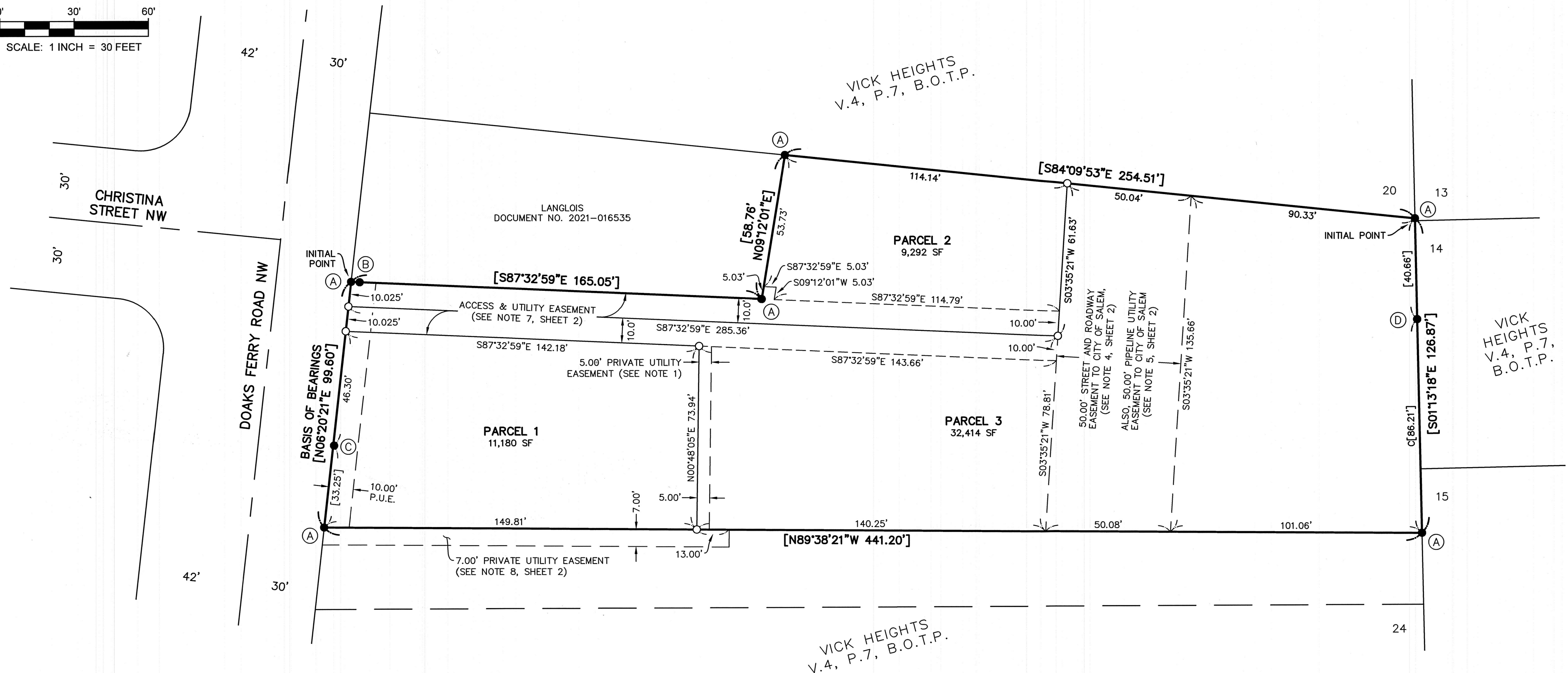
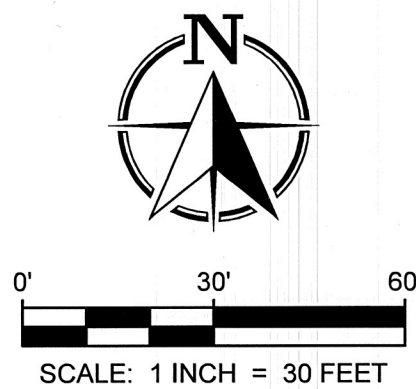


PARTITION PLAT NO. _____

IN THE SE 1/4 OF SECTION 8, T.7S., R.3W., W.M.
CITY OF SALEM, POLK COUNTY, OREGON

DATE: MARCH 28, 2024



LEGEND

- FOUND MONUMENT WITHIN 0.20' OF SURFACE UNLESS OTHERWISE NOTED HELD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IR W/YPC MARKED "HOWELL LS 91569", FLUSH
- (X) MONUMENT REFERENCE
- [DATA] RECORD & MEASURED PER (1)
- C[DATA] CALCULATED DATA PER (1)
- IR IRON ROD
- IP IRON PIPE
- W/YPC WITH YELLOW PLASTIC CAP
- CS COUNTY SURVEY
- SF SQUARE FEET
- B.O.T.P. BOOK OF TOWN PLATS
- P.U.E. PUBLIC UTILITY EASEMENT
- V., P. VOLUME, PAGE

MONUMENT LIST

- A IR 5/8" W/YPC MARKED "HOWELL LS 91569" PER (1)
- B IP 3/4", DOWN 0.3' (2)
BEARS S87°55'04"E, 0.37' FROM CORNER
- C IP 1/2", DOWN 0.3' (2)
BEARS S89°04'17"E, 0.36' FROM LINE
- D IP 1", DOWN 0.5' (2)

SURVEY/PLAT REFERENCES

- NOTE: ALL REFERENCES ARE FROM POLK COUNTY RECORDS
- (1) CS 16627
 - (2) VICK HEIGHTS VOLUME 4, PAGE 7, B.O.T.P.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWALS: 6-30-2025

SURVEYED FOR: MATTHEW PERRY



FFN SURVEYING

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

JOB NO. 21-246

SHEET 1/2

PARTITION PLAT NO. _____

IN THE SE 1/4 OF SECTION 8, T.7S., R.3W., W.M.
CITY OF SALEM, POLK COUNTY, OREGON

DATE: MARCH 28, 2024

APPROVAL

Oliver For Lisa Anderson-Ogilvie
CITY OF SALEM PLANNING ADMINISTRATOR
PARTITION CASE NO.: PAR22-07

3/27/2025
DATE

Paul M. Lull
CITY OF SALEM SURVEYOR

3/26/2025
DATE

POLK COUNTY ASSESSOR

DATE

TAXES AND ASSESSMENTS ON THE PROPERTY DESCRIBED IN THE SURVEYOR'S
CERTIFICATE, AS PROVIDED BY ORS 92.095, HAVE BEEN PAID IN FULL
THROUGH _____

POLK COUNTY TAX COLLECTOR

DATE

STATE OF OREGON }
COUNTY OF POLK } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT NO. _____
WAS RECEIVED FOR RECORDING ON THE _____ DAY OF _____, 20____,
AT _____ O'CLOCK _____ M., AND RECORDED IN THE BOOK OF PARTITION
PLATS. IT IS FURTHER RECORDED IN POLK COUNTY DEED RECORDS IN
DOCUMENT NUMBER _____.

BY: _____
DEPUTY COUNTY CLERK

PLAT NOTES

- 1) PARCEL 3 IS SUBJECT TO A 5.00 FOOT WIDE PRIVATE UTILITY
EASEMENT ALONG A PORTION OF IT'S WESTERLY LINE AS SHOWN FOR
THE BENEFIT OF PARCEL 2.
- 2) A NOTICE OF DECISION HAS BEEN RECORDED IN DOCUMENT NUMBER
2023-005147, POLK COUNTY DEED RECORDS.
- 3) ALL EASEMENTS GRANTED OR CONVEYED TO THE CITY BY THIS PLAT
ARE TO BE GOVERNED BY THE TERMS AND CONDITIONS FOUND IN SRC
205.080.
- 4) A 50.00 FOOT WIDE STREET AND ROADWAY EASEMENT TO THE CITY
OF SALEM AS RECORDED IN DOCUMENT NUMBER _____, POLK
COUNTY DEED RECORDS, ENCUMBERS PARCEL 3 OF THIS PLAT.
- 5) A 50.00 FOOT WIDE PIPELINE UTILITY EASEMENT TO THE CITY OF
SALEM AS RECORDED IN DOCUMENT NUMBER _____, POLK
COUNTY DEED RECORDS, ENCUMBERS PARCEL 3 OF THIS PLAT.
- 6) AN IMPROVEMENT AGREEMENT HAS BEEN RECORDED IN DOCUMENT
NUMBER 2024-007744, POLK COUNTY DEED RECORDS.
- 7) PARCELS 2 AND 3 ARE SUBJECT TO AN ACCESS AND UTILITY
EASEMENT AS RECORDED IN DOCUMENT NUMBER _____, POLK
COUNTY DEED RECORDS.
- 8) A 7.00 FOOT PRIVATE UTILITY EASEMENT HAS BEEN RECORDED IN
DOCUMENT NUMBER _____, POLK COUNTY DEED RECORDS

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MATTHEW A. PERRY
AND CRYSTAL F. PERRY ARE THE OWNERS OF THE LAND DESCRIBED IN
THE SURVEYOR'S CERTIFICATE HEREON, AND HAS CAUSED THE SAME
TO BE SURVEYED AND PLATTED, IN ACCORDANCE WITH THE PROVISIONS
OF CHAPTER 92 OF THE OREGON REVISED STATUTES, AND HEREBY
GRANT EASEMENTS AS SHOWN OR NOTED HEREON. WE HEREBY
ACKNOWLEDGE THE PLAT NOTES SHOWN ON THIS SHEET.

Matthew A. Perry
MATTHEW A. PERRY

Crystal F. Perry
CRYSTAL F. PERRY

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Marion } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 28, 2025
BY MATTHEW A. PERRY

Sarah E. Bragg
NOTARY SIGNATURE

Sarah E. Bragg
NOTARY PUBLIC - OREGON (PRINTED)

COMMISSION NO. 1026826

MY COMMISSION EXPIRES: August 7, 2026

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Marion } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 28, 2025
BY CRYSTAL F. PERRY

Sarah E. Bragg
NOTARY SIGNATURE

Sarah E. Bragg
NOTARY PUBLIC - OREGON (PRINTED)

COMMISSION NO. 1026826

MY COMMISSION EXPIRES: August 7, 2026

NARRATIVE

THE PURPOSE OF THIS SURVEY IS PARTITION ALL THAT PROPERTY AS
DESCRIBED IN EXHIBIT 'D' OF DOCUMENT NUMBER 2021-012158, POLK
COUNTY DEED RECORDS, INTO THREE PARCELS AS SHOWN, AS APPROVED BY
THE CITY OF SALEM PARTITION CASE NUMBER PAR22-07.

FOR MY BASIS OF BEARINGS, I HELD NORTH 06°20'21" EAST BETWEEN
MONUMENTS FOUND ON THE WEST LINE OF SUBJECT PROPERTY PER SURVEY
NUMBER 16627, POLK COUNTY SURVEY RECORDS.

THE OUTER BOUNDARY OF SUBJECT PROPERTY WAS RESOLVED BY HOLDING
FOUND MONUMENTS AS SHOWN, ALONG WITH RECORD GEOMETRY, PER SURVEY
NUMBER 16627, POLK COUNTY SURVEY RECORDS.

SURVEYOR'S CERTIFICATE

I, STEVEN L. HOWELL, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED
WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED
PARTITION PLAT, IN THE SOUTHEAST ONE-QUARTER OF SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, CITY OF
SALEM, POLK COUNTY, OREGON, THE BOUNDARIES OF WHICH BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A FOUND 5/8" IRON ROD WITH
YELLOW PLASTIC CAP MARKED "HOWELL LS 91569" AT NORTHWEST CORNER
OF LOT 22 OF "VICK HEIGHTS", RECORDED IN VOLUME 4, PAGE 7, POLK
COUNTY BOOK OF TOWN PLATS, BEING COINCIDENT WITH THE EAST RIGHT OF
WAY LINE OF DOAKS FERRY ROAD NW, 30.00 FEET FROM THE CENTERLINE
THEREOF WHEN MEASURED AT RIGHT ANGLES; THENCE, SOUTH 87°32'59"
EAST, 165.05 FEET; THENCE, NORTH 09°12'01" EAST, 58.76 FEET TO THE
NORTH LINE OF LOT 21 OF SAID "VICK HEIGHTS"; THENCE, ALONG SAID
NORTH LINE, SOUTH 84°09'53" EAST, 254.51 FEET TO THE NORTHEAST
CORNER OF SAID LOT 21; THENCE, ALONG THE EAST LINE OF SAID LOT 21,
AND CONTINUING ALONG THE EAST LINE OF LOTS 22 AND 23 OF SAID "VICK
HEIGHTS", SOUTH 01°13'18" EAST, 126.87 FEET TO THE SOUTH LINE OF THE
NORTH ONE-HALF OF SAID LOT 23; THENCE, ALONG SAID SOUTH LINE,
NORTH 89°38'21" WEST, 441.20 FEET TO SAID EAST RIGHT OF WAY LINE;
THENCE, ALONG SAID EAST RIGHT OF WAY LINE, NORTH 06°20'21" EAST,
99.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 52,886 SQUARE FEET, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWS: 6-30-2025

SURVEYED FOR: MATTHEW PERRY



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JOB NO. 21-246

SHEET 2/2