

PARTITION PLAT NO.

BEING A REPLAT OF PARCEL 2, PARTITION
PLAT NO. 2009-3
SITUATED IN THE SOUTHWEST QUARTER OF
SECTION 24 AND
THE NORTHWEST QUARTER OF SECTION 25,
T. 7S., R. 3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

NOVEMBER 15, 2024
SHEET 1 OF 3

LEGEND:

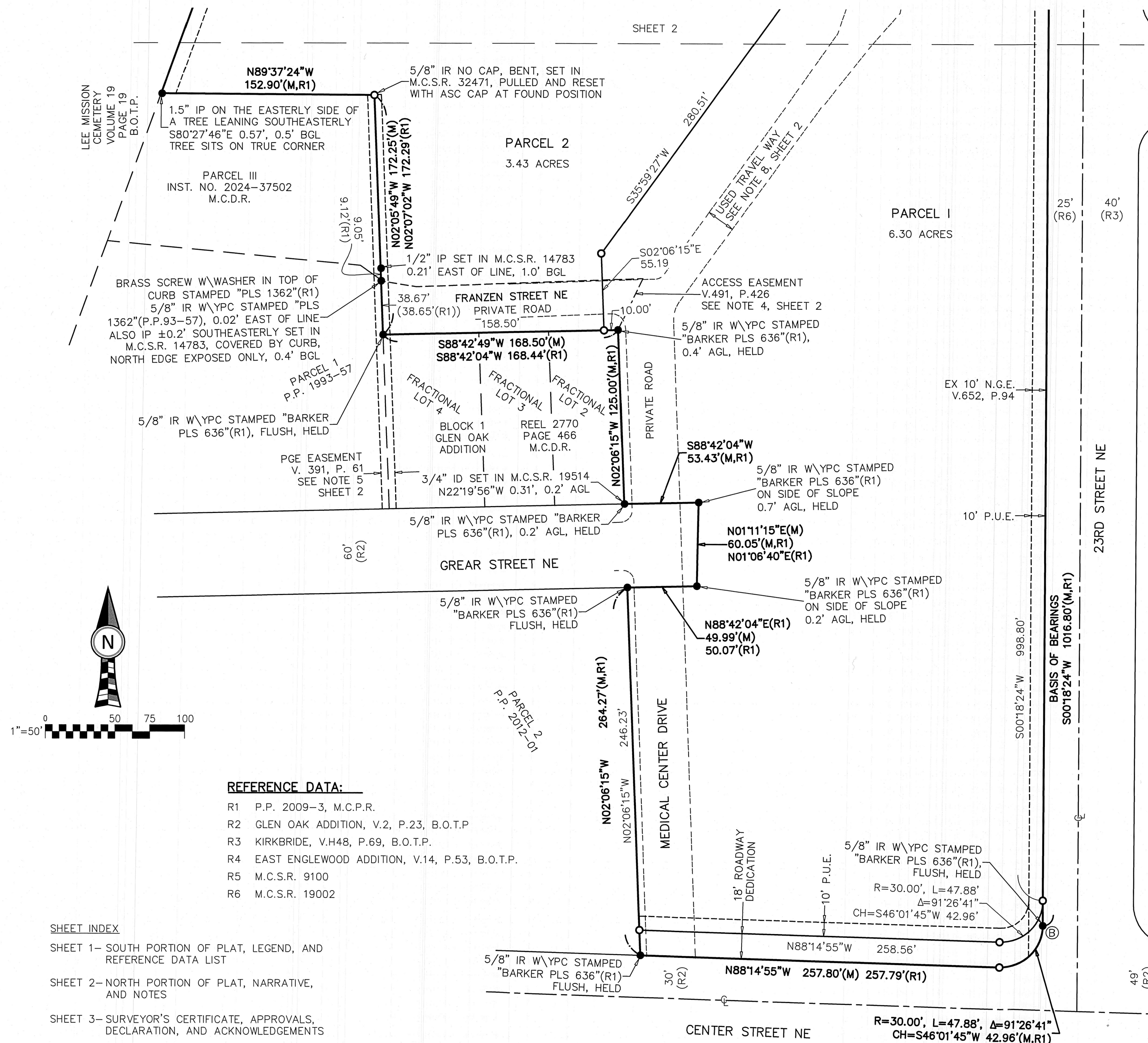
- 5/8" X 30" IR WITH YPC STAMPED
"ASC SURVEYING LS 96569"
SET ON NOVEMBER 15, 2024
- 1-1/8" COPPER DISC STAMPED "LS 96569"
SET ON NOVEMBER 15, 2024
- FOUND MONUMENT AS NOTED
- (R0) RECORD DATA REFERENCE
- (M) MEASURED
- (C\R0) CALCULATED PER REFERENCE
- IR IRON ROD
- IP IRON PIPE, OUTSIDE DIAMETER
- YPC YELLOW PLASTIC CAP
- W\ WITH
- AGL ABOVE GROUND LEVEL
- BGL BELOW GROUND LEVEL
- CL CENTERLINE
- M.C.S.R. MARION COUNTY SURVEY RECORDS
- M.C.D.R. MARION COUNTY DEED RECORDS
- M.C.P.R. MARION COUNTY PLAT RECORDS
- B.O.T.P. MARION COUNTY BOOK OF TOWN PLATS
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- INST. NO. INSTRUMENT NUMBER
- P.P. PARTITION PLAT NO.
- EX EXISTING
- A.E. ACCESS EASEMENT
- N.G.E. NATURAL GAS EASEMENT
- V. VOLUME
- R. REEL
- P. PAGE
- (A) (B) MONUMENTS USED FOR BASIS OF BEARINGS
IN NARRATIVE

REFERENCE DATA:

- R1 P.P. 2009-3, M.C.P.R.
- R2 GLEN OAK ADDITION, V.2, P.23, B.O.T.P.
- R3 KIRKBRIDE, V.H48, P.69, B.O.T.P.
- R4 EAST ENGLEWOOD ADDITION, V.14, P.53, B.O.T.P.
- R5 M.C.S.R. 9100
- R6 M.C.S.R. 19002

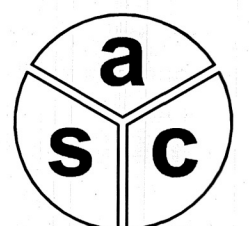
SHEET INDEX

- SHEET 1- SOUTH PORTION OF PLAT, LEGEND, AND
REFERENCE DATA LIST
- SHEET 2- NORTH PORTION OF PLAT, NARRATIVE,
AND NOTES
- SHEET 3- SURVEYOR'S CERTIFICATE, APPROVALS,
DECLARATION, AND ACKNOWLEDGEMENTS



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2021
RICHARD H. KENNEDY
96569
RENEWS: 6/30/25



ASC SURVEYING LLC
8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
971-224-5471



NOVEMBER 15, 2024
SHEET 2 OF 3

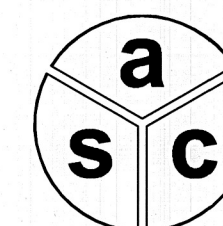
1. THIS PLAT IS SUBJECT TO CITY OF SALEM LAND CASE NUMBER PAR-SPR-ADJ-DAP-TRV-PLA24-08.
2. CONDITIONS OF APPROVAL FOR THIS PLAT ARE RECORDED AS INST. NO. 2024-31999, MARION COUNTY DEED RECORDS.
3. THIS PLAT IS SUBJECT TO A P.G.E. EASEMENT RECORDED IN V.529, P.34.
4. THIS PLAT IS SUBJECT TO AN ACCESS EASEMENT RECORDED IN V.491, P.426. THE EASEMENT ALLOWS ACCESS OVER AND ACROSS THE STREET KNOWN AS MEDICAL CENTER DRIVE FROM D STREET NE TO CENTER STREET NE AND ALONG THAT PORTION OF FRANZEN STREET NE WITHIN THE LIMITS OF THIS PLAT. FRAZEN STREET NE SERVES AS THE ONLY ACCESS TO THE PARKING AREAS LOCATED ON PARCELS 1 AND 2, PARTITION PLAT NO. 1993-57. SAID PARTITION PLAT HAS A SIMILAR ACCESS EASEMENT ALONG IT'S NORTHERN BOUNDARY THAT ALIGNS WITH THIS EASEMENT.
5. THIS PLAT IS SUBJECT TO A PGE EASEMENT RECORDED IN V.391, P.61. THE EASEMENT DOES NOT SPECIFY A WIDTH, PARTITION PLAT NO. GRAPHICALLY SHOWS THE EASEMENT AS APPROXIMATELY 10-FEET WIDE. THIS PLAT GRAPHICALLY SHOWS THE EASEMENT AS 10-FEET WIDE ALSO AS THIS IS A COMMON WIDTH FOR THIS TYPE OF EASEMENT.
6. THIS PLAT IS SUBJECT TO A 10-FOOT NATURAL GAS PIPELINE EASEMENT RECORDED IN V.652, P.94.
7. THIS PLAT IS SUBJECT TO A 10-FOOT NATURAL GAS PIPELINE EASEMENT RECORDED IN V.758, P.316.
8. THE CURRENT TRAVEL WAY OF MEDICAL CENTER DRIVE NE IS GRAPHICALLY DEPICTED SHOWING THE PATH THROUGH THE PROPERTY FROM D STREET NE TO CENTER STREET NE CITED IN EXISTING ACCESS EASEMENTS.
9. THIS PLAT IS SUBJECT TO A 8-FOOT STORM SEWER EASEMENT RECORDED IN V.529, P.136. THE LOCATION SHOWN HEREON IS APPROXIMATE.
10. THE FOLLOWING EASEMENTS ORIGINALLY GRANTED BY DEED TO THE CITY OF SALEM ARE EXTINGUISHED BY MEANS OF MERGER WITHIN THE BOUNDARIES OF THIS PLAT WHEN THE PROPERTY SHOWN HEREON WAS CONVEYED TO THE CITY OF SALEM BY DEED, INSTRUMENT NO. 2024-03390: 13-FOOT SIDEWALK EASEMENT RECORDED IN REEL 2491, PAGE 36; 10-FOOT WATER PIPELINE EASEMENT RECORDED IN VOLUME 405, PAGE 437; 10-FOOT WATER PIPELINE EASEMENT RECORDED IN V.399, P.78; 15-FOOT STORM DRAIN EASEMENT RECORDED IN VOLUME 430, PAGE 427.

THE PURPOSE OF THIS PLAT IS TO PARTITION PARCEL 2, PARTITION PLAT NO. 2009-3, M.C.P.R., INTO TWO PARCELS AS SHOWN HEREON, AS APPROVED BY THE CITY OF SALEM PARTITION CASE NO. PAR-SPR-ADJ-DAP-TRV-PLA24-08.

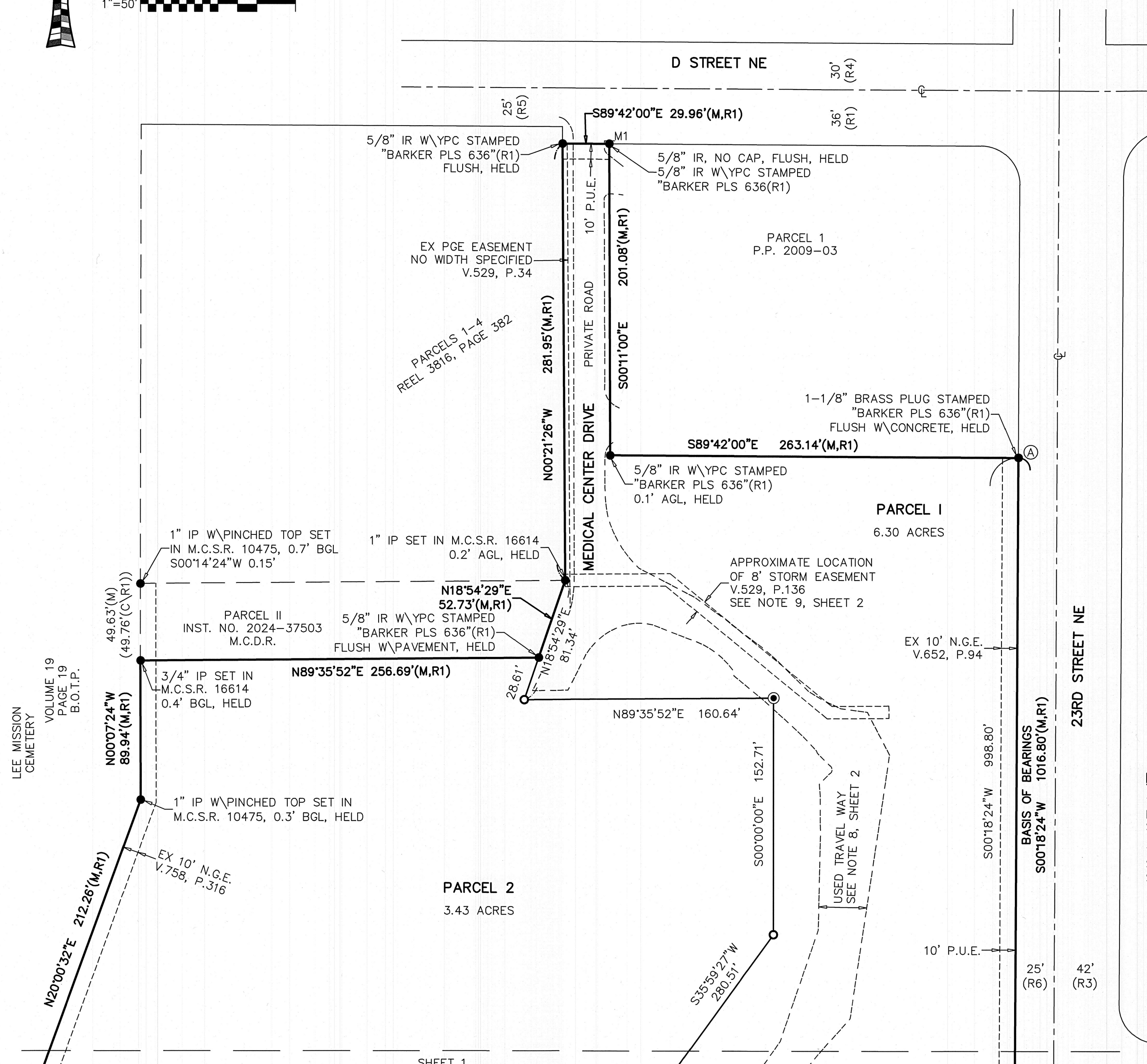
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST RIGHT-OF-WAY LINE OF 23RD STREET NE AS SHOWN ON SAID PARTITION PLAT. THE BEARING OF SAID LINE BEING SOUTH 00°18'24" WEST BETWEEN POINTS (A) AND (B).

REGISTERED
PROFESSIONAL
LAND SURVEYOR

R. H. Kennedy
OREGON
JULY 13, 2021
RICHARD H. KENNEDY
96569
RENEW: 6/30/25



ASC SURVEYING LLC
8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
971-224-5471



SURVEYOR'S CERTIFICATE:

I, RICHARD H. KENNEDY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24 AND NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 3 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 2009-3, BEING A 1-1/8 INCH BRASS PLUG IN CONCRETE STAMPED "BARKER PLS 636", SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 2009-3, M.C.P.R. AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF 23RD STREET NE; THENCE FROM SAID INITIAL POINT ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 23RD STREET NE SOUTH 00°18'24" WEST A DISTANCE OF 1016.80 FEET TO A FOUND 5/8-INCH IRON ROD WITH YPC STAMPED "BARKER PLS 636" AT THE BEGINNING OF A TANGENT 30.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 30.00-FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 91°26'41" FOR AN ARC LENGTH OF 47.88 FEET, SAID ARC HAVING A CHORD THAT BEARS SOUTH 46°01'45" WEST A DISTANCE OF 42.96 FEET TO A SET 5/8-INCH IRON ROD WITH YPC STAMPED "ASC SURVEYING LS 96569" ON THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET NE; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CENTER STREET NE NORTH 88°14'55" WEST A DISTANCE OF 257.80 FEET TO A FOUND 5/8-INCH IRON ROD WITH YPC STAMPED "BARKER PLS 636" AT THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 2012-01, M.C.P.R., THENCE ALONG THE EAST LINE OF SAID PARCEL 2 NORTH 02°06'15" WEST A DISTANCE OF 264.27 FEET TO A FOUND 5/8-INCH IRON ROD WITH YPC STAMPED "BARKER PLS 636" ON THE SOUTH RIGHT-OF-WAY LINE OF GREAR STREET NE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GREAR STREET NE NORTH 88°42'04" EAST A DISTANCE OF 49.99 FEET TO A FOUND 5/8-INCH IRON ROD WITH YPC STAMPED "BARKER PLS 636" AT THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY LINE OF SAID GREAR STREET NE; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GREAR STREET NE NORTH 01°11'51" EAST A DISTANCE OF 60.05 FEET TO A FOUND 5/8-INCH IRON ROD WITH YPC STAMPED "BARKER PLS 636" AT THE NORTHEAST CORNER OF THE RIGHT-OF-WAY LINE OF SAID GREAR STREET NE; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GREAR STREET NE SOUTH 88°42'04" WEST A DISTANCE OF 53.43 FEET TO A FOUND 5/8-INCH IRON ROD WITH YPC STAMPED "BARKER PLS 636" AT THE SOUTHEAST CORNER OF THAT LAND CONVEYED TO MEDICAL CENTER EYE CLINIC BUILDING LLC BY DEED RECORDED FEBRUARY 7, 2007 IN REEL 2770, PAGE 466, M.C.D.R.; THENCE ALONG THE EAST LINE OF SAID MEDICAL CENTER LAND NORTH 02°06'15" WEST A DISTANCE OF 125.00 FEET TO A FOUND 5/8-INCH IRON ROD WITH YPC STAMPED "BARKER PLS 636" AT THE NORTHEAST CORNER OF SAID MEDICAL CENTER LAND; THENCE ALONG THE NORTH LINE OF SAID MEDICAL CENTER LAND SOUTH 88°42'49" WEST A DISTANCE OF 168.50 FEET TO A FOUND 5/8-INCH IRON ROD WITH YPC STAMPED "BARKER PLS 636" ON THE EAST LINE OF PARCEL 1, PARTITION PLAT NO. 1993-57, M.C.P.R.; THENCE ALONG THE EAST LINE OF SAID PARCEL 1 NORTH 02°05'49" WEST A DISTANCE OF 172.25 FEET TO A SET 5/8-INCH IRON ROD WITH YPC STAMPED "ASC SURVEYING LS 96569" AT THE NORTHEAST CORNER OF THAT LAND IDENTIFIED AS PARCEL III CONVEYED TO GREEN LIGHT-HOME FIRST LLC BY DEED RECORDED DECEMBER 4, 2024 IN INST. NO. 2024-37502, M.C.D.R.; THENCE ALONG THE NORTH LINE OF THAT LAND IDENTIFIED AS PARCEL III, NORTH 89°37'24" WEST A DISTANCE OF 152.90 FEET TO A POINT ON THE EAST LINE OF LEE MISSION CEMETERY AS SHOWN ON THAT LEE MISSION CEMETERY ADDITION AND RESUBDIVISION PLAT RECORDED IN VOLUME 19, PAGE 19, B.O.T.P., FROM WHICH A 1.5-INCH IRON PIPE BEARS SOUTH 80°27'46" EAST A DISTANCE OF 0.57 FEET; THENCE ALONG THE EAST LINE OF SAID LEE MISSION PLAT NORTH 20°00'32" EAST A DISTANCE OF 212.26 FEET TO A FOUND 1-INCH IRON PIPE PINCHED AT THE TOP; THENCE CONTINUING ALONG SAID EAST CEMETERY LINE NORTH 00°07'24" WEST A DISTANCE OF 89.94 FEET TO A SET 5/8-INCH IRON ROD WITH YPC STAMPED "ASC SURVEYING LS 96569" AT THE SOUTHWEST CORNER OF THAT LAND IDENTIFIED AS PARCEL II CONVEYED TO NE SALEM APARTMENTS LIMITED PARTNERSHIP BY DEED RECORDED DECEMBER 4, 2024 IN INST. NO. 2024-37503, M.C.D.R.; THENCE LEAVING SAID CEMETERY LINE AND CONTINUING ALONG THE SOUTH LINE OF THAT LAND IDENTIFIED AS PARCEL II, NORTH 89°35'52" EAST A DISTANCE OF 256.69 FEET TO A FOUND 5/8-INCH IRON ROD WITH YPC STAMPED "BARKER PLS 636" AT THE SOUTHEAST CORNER OF THAT LAND IDENTIFIED AS PARCEL II; THENCE ALONG THE EAST LINE OF THAT LAND IDENTIFIED AS PARCEL II, NORTH 18°54'29" EAST A DISTANCE OF 52.73 FEET TO A FOUND 1-INCH IRON PIPE AT THE SOUTHEAST CORNER OF THAT LAND CONVEYED TO THE SEED OF FAITH MINISTRIES BY DEED RECORDED MAY 13, 2016 IN REEL 3816, PAGE 382, M.C.D.R.; THENCE ALONG THE EAST LINE OF SAID SEED OF FAITH LAND NORTH 00°21'26" WEST A DISTANCE OF 281.95 FEET TO A FOUND 5/8-INCH IRON ROD WITH YPC STAMPED "BARKER PLS 636" ON THE SOUTH RIGHT-OF-WAY LINE OF "D" STREET NE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID "D" STREET NE SOUTH 89°42'00" EAST A DISTANCE OF 29.96 FEET TO A FOUND 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT 2009-3; THENCE ALONG THE WEST LINE OF SAID PARCEL 1 SOUTH 00°11'00" EAST A DISTANCE OF 201.08 FEET TO A FOUND 5/8-INCH IRON ROD WITH YPC STAMPED "BARKER PLS 636" AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 SOUTH 89°42'00" EAST A DISTANCE OF 263.14 FEET TO THE INITIAL POINT.

CONTAINING 9.85 ACRES, MORE OR LESS.

DECLARATION:

KNOW ALL MEN BY THESE PRESENT THAT NE SALEM APARTMENTS LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP IS THE TITLE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, AND HEREBY DEDICATE THE RIGHT-OF-WAY AND GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON. PURSUANT TO OREGON REVISED STATUE 92.185 WE DO HEREBY EXTINGUISH THAT PORTION OF THE 15-FOOT STORM DRAIN EASEMENT CREATED ON PARTITION PLAT NO. 2009-3 THAT LIES WITHIN THE BOUNDARIES OF PARCEL 1 AND PARCEL 2 SHOWN ON THIS PLAT. WE DO HEREBY ACKNOWLEDGE THE PLAT NOTES SHOWN HEREON.

NE SALEM APARTMENTS LIMITED PARTNERSHIP,
AN OREGON LIMITED PARTNERSHIP

BY: PRAY-GLA GP LLC
AN OREGON LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: GREEN LIGHT - HOME FIRST LLC
AN OREGON LIMITED LIABILITY COMPANY
MANAGER

BY: HOME FIRST DEVELOPMENT, LLC
AN OREGON LIMITED LIABILITY COMPANY
MANAGER

BY: B-P
BENJAMIN L. PRAY
MANAGER

BY: GREEN LIGHT LLC
AN OREGON LIMITED LIABILITY COMPANY
MANAGER

BY: ML
MARK N.R. DESBROW
MANAGER

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF Multnomah) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THIS 14th DAY OF March, 2025 BY BENJAMIN L. PRAY, MANAGER OF HOME FIRST DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, A MANAGER OF GREEN LIGHT-HOME FIRST LLC, AN OREGON LIMITED LIABILITY COMPANY, THE MANAGER OF PRAY-GLA GP LLC, AN OREGON LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF NE SALEM APARTMENTS LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

Notary Signature
NOTARY PUBLIC FOR OREGON

COMMISSION NO.: 1045418

MY COMMISSION EXPIRES: March 5, 2028

ACKNOWLEDGEMENT:

STATE OF OREGON)
COUNTY OF Multnomah) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THIS 14th DAY OF March, 2025 BY MARK N.R. DESBROW, MANAGER OF GREEN LIGHT LLC, AN OREGON LIMITED LIABILITY COMPANY, A MANAGER OF GREEN LIGHT-HOME FIRST LLC, AN OREGON LIMITED LIABILITY COMPANY, THE MANAGER OF PRAY-GLA GP LLC, AN OREGON LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF NE SALEM APARTMENTS LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

Notary Signature
NOTARY PUBLIC FOR OREGON

COMMISSION NO.: 1045418

MY COMMISSION EXPIRES: March 5, 2028

PARTITION PLAT NO. _____

BEING A REPLAT OF PARCEL 2, PARTITION PLAT NO. 2009-3
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24 AND
THE NORTHWEST QUARTER OF SECTION 25, T. 7S., R. 3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

APPROVALS: NOVEMBER 15, 2024
SHEET 3 OF 3

Notary Signature
CITY PLANNING ADMINISTRATOR
PARTITION CASE NO.
PAR-SPR-ADJ-DAP-TRV-PLA24-08

4/3/2025
DATE

Notary Signature
SALEM CITY SURVEYOR

4/3/2025
DATE

MARION COUNTY ASSESSOR _____ DATE _____

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

MARION COUNTY TAX COLLECTOR _____ DATE _____

STATE OF OREGON
COUNTY OF MARION S.S.

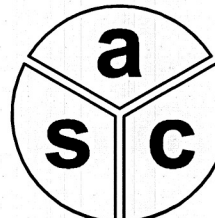
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT NO. _____
WAS RECEIVED FOR RECORDING ON THE _____ DAY OF _____,
2025 AT _____ O'CLOCK __.M. AND RECORDED IN THE BOOK OF PARTITION
PLATS. IT IS FURTHER RECORDED IN MARION COUNTY DEED RECORDS AS
INSTRUMENT NO. _____

BILL BURGESS, MARION COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

PLAT NOTES:

- AFFIDAVIT OF CONSENT RECORDED AS INST. NO. _____, MARION COUNTY DEED RECORDS, PERTAINING TO A DEED OF TRUST RECORDED AS INSTRUMENT NO. 2024-37506, MARION COUNTY DEED RECORDS.
- AFFIDAVIT OF CONSENT RECORDED AS INST. NO. _____, MARION COUNTY DEED RECORDS, PERTAINING TO A DEED OF TRUST RECORDED AS INSTRUMENT NO. 2024-37526, MARION COUNTY DEED RECORDS..
- AFFIDAVIT OF CONSENT RECORDED AS INST. NO. _____, MARION COUNTY DEED RECORDS, PERTAINING TO A DEED OF TRUST RECORDED AS INSTRUMENT NO. 2024-37527, MARION COUNTY DEED RECORDS.
- AFFIDAVIT OF CONSENT RECORDED AS INST. NO. _____, MARION COUNTY DEED RECORDS, PERTAINING TO A DEED OF TRUST RECORDED AS INSTRUMENT NO. 2024-37557, MARION COUNTY DEED RECORDS.
- THIS PLAT IS SUBJECT TO AN AGREEMENT RECORDED AS INST. NO. 2024-37504, MARION COUNTY DEED RECORDS.
- THIS PLAT IS SUBJECT TO CCR'S RECORDED AS INST. NO. 2024-37505, MARION COUNTY DEED RECORDS.
- THIS PLAT IS SUBJECT TO AN AGREEMENT RECORDED AS INST. NO. 2024-37556, MARION COUNTY DEED RECORDS.



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