

# EAST PARK ESTATES P.U.D. No. 6

A RE-PLAT OF LOT 549, EAST PARK ESTATES P.U.D. NO. 5  
IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227



1" = 100'  
1/25/2025  
#7369

## GENERAL NOTES:

- ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SET FLUSH WITH THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.

## LEGEND:

MCDR = MARION COUNTY DEED RECORD  
MCSR = MARION COUNTY SURVEY RECORD  
BOTP = BOOK OF TOWN PLATS  
W/YPC = WITH YELLOW PLASTIC CAP  
LDC = LOST DURING CONSTRUCTION  
ROW = RIGHT-OF-WAY  
PUE = PUBLIC UTILITY EASEMENT  
PVT = PRIVATE  
RAD = RADIUS  
IP = IRON PIPE  
IR = IRON ROD  
P. = PAGE  
V. = VOLUME  
R. = REEL  
COS = CITY OF SALEM  
SWF = STORM DRAIN FACILITY TO THE CITY OF SALEM  
PVT = PRIVATE  
C.O.SP. = COMMON OPEN SPACE  
[ ] = RECORD AND MEASURED DATA PER 5 UNLESS OTHERWISE NOTED  
( ) = RECORD DATA PER SURVEY NOTED  
{ } = CALCULATED DATA PER SURVEY NOTED  
< > = MEASURED AND CALCULATED DATA PER SURVEY NOTED  
● = FOUND MONUMENT AS NOTED  
● = FOUND 5/8" IR W/YPC SCRIBED "MULTI/TECH ENG." PER EAST PARK ESTATES P.U.D., V. H48, P. 91, BOTP  
■ = FOUND 5/8" IR W/YPC SCRIBED "MULTI/TECH ENG." PER EAST PARK ESTATES P.U.D. NO. 2, V. H49, P. 16, BOTP  
▲ = FOUND 5/8" IR W/YPC SCRIBED "MULTI/TECH ENG." PER EAST PARK ESTATES P.U.D. NO. 5, V. H49, P. 52, BOTP  
■ = FOUND 5/8" IR WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG." PER EAST PARK ESTATES P.U.D. NO. 5, V. H49, P. 52, BOTP  
○ = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."  
□ = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG."  
○ = ORIGINAL MONUMENT LOST DURING CONSTRUCTION, SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."  
□ = ORIGINAL MONUMENT LOST DURING CONSTRUCTION, SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG."

## REFERENCE SURVEYS:

- MCSR 36837
- MCSR 39457
- MCSR 39510
- P.P. 2020-61
- EAST PARK P.U.D. B. H48, P. 91
- EAST PARK P.U.D. No. 2, V. H49, P. 16
- EAST PARK P.U.D. No. 5, V. H49, P. 52

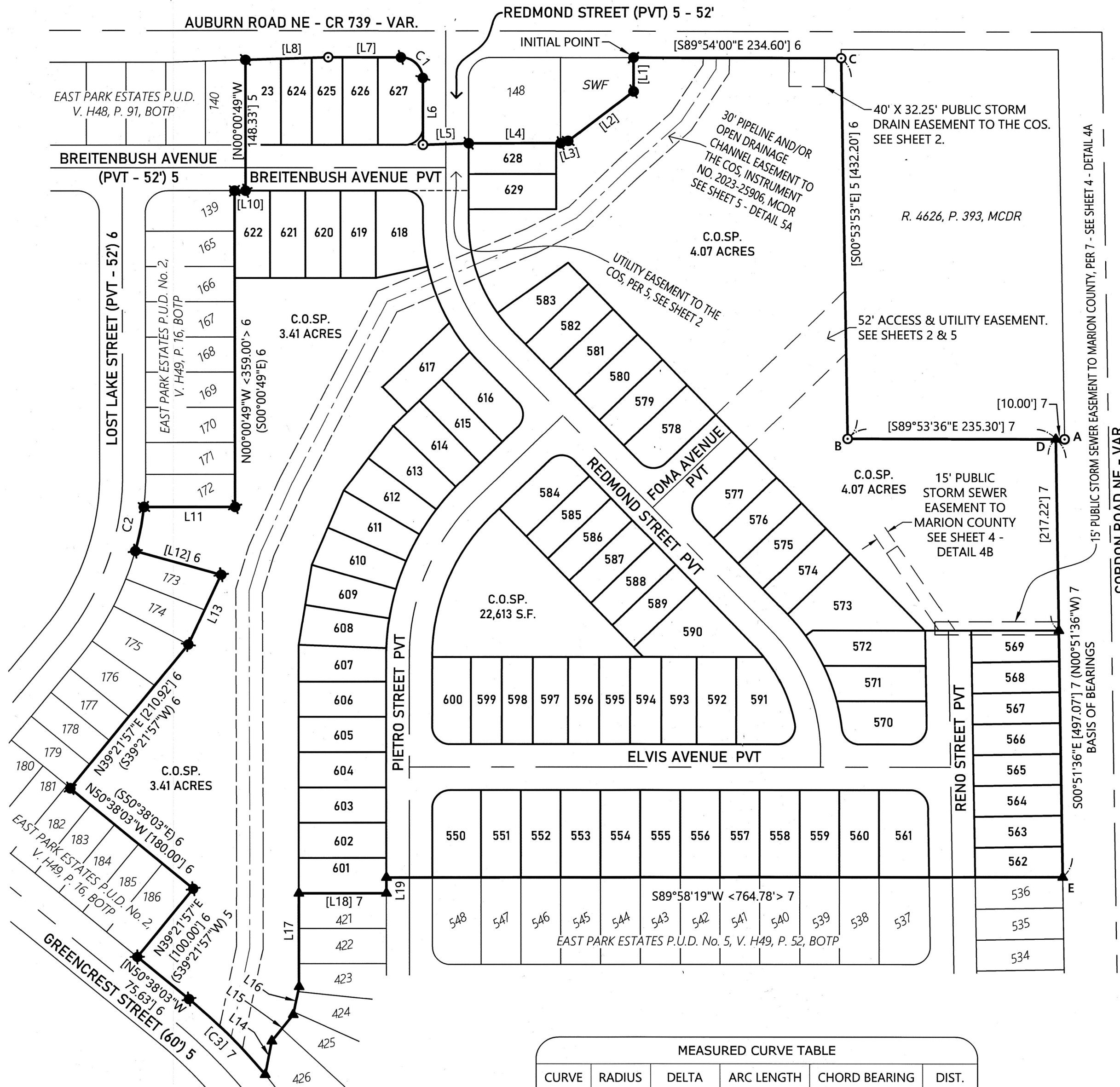
## MONUMENT TABLE:

- A. 1/2" IP, WITH UNREADABLE YELLOW PLASTIC CAP, PER MCSR 29413.  
B. 1/2" IP, PER MCSR 29413.  
C. 3/4" IP, ORIGIN UNKNOWN, PER MCSR 29413.  
D. 5/8" IR W/YPC SCRIBED "MULTI/TECH ENG.", PER 7.  
E. 5/8" IR W/YPC SCRIBED "MULTI/TECH ENG.", PER 7.

## SHEET INDEX:

SHEET 1 - OVERALL BOUNDARY, LOTS 550 - 629, GENERAL NOTES, LEGEND, REFERENCE SURVEYS, MONUMENT TABLE, LINE TABLE, AND CURVE TABLE  
SHEET 2 - NORTH LOT DETAIL  
SHEET 3 - WEST LOT DETAIL  
SHEET 4 - EAST LOT DETAIL, CURVE TABLE, DETAIL 4A  
SHEET 5 - DETAIL 5A, DETAIL 5B  
SHEET 6 - SOUTHWEST LOT DETAIL  
SHEET 7 - NARRATIVE, CERTIFICATE, PLAT NOTES  
SHEET 8 - APPROVALS, DECLARATION, AND RECORDING INFORMATION

SHEET 1 OF 8



## MEASURED CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	25.00'	89°53'11"	39.22'	S44°57'25"E	35.32'
C2	326.00'	8°58'15"	51.04'	N11°04'06"E	50.99'
[C3] 7	630.00'	11°02'41"	121.44'	N45°06'42"W	121.25'

## RECORD CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
(C1) 5	25.00'	89°53'11"	39.22'	N44°57'25"W	35.32'
(C2) 6	326.00'	8°58'15"	51.04'	S11°04'06"W	50.99'

## MEASURED LINE TABLE

LINE #	DIRECTION	LENGTH
[L1]	N00° 06' 00"E	38.27'
[L2]	N52° 43' 43"E	92.63'
[L3]	N73° 47' 19"E	9.08'
[L4]	N89° 59' 11"E	104.00'
[L5]	N88° 06' 40"E	52.028'
L6	S00° 00' 49"E	74.11'
[L7]	S89° 54' 00"E	81.83'
[L8]	N88° 11' 27"E	93.76'
[L10]	N89° 59' 11"E	12.50'
L11	N89° 59' 11"E	103.16'
[L12] 6	N74° 26' 46"W	101.00'
L13	N25° 14' 02"E	87.44'
L14	S11° 11' 23"W	38.70'
L15	S39° 05' 16"W	38.51'
L16	S12° 05' 58"W	31.48'
L17	S00° 00' 49"E	107.15'
[L18] 7	S89° 59' 11"W	99.00'
L19	S00° 00' 49"E	17.84'

## RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
(L6) 5	N00° 00' 49"W	74.11'
(L11) 6	S89° 59' 11"W	103.16'
(L13) 6	S25° 14' 02"W	87.44'
(L14) 6	N11° 11' 23"E	38.70'
(L15) 7	N39° 05' 16"E	38.51'
(L16) 7	N12° 05' 58"E	31.48'
(L17) 7	N00° 00' 49"W	107.15'
(L19) 7	N00° 00' 49"W	17.84'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Hamman*

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

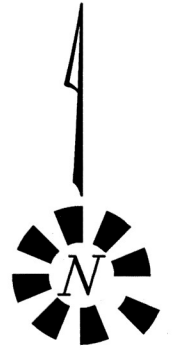
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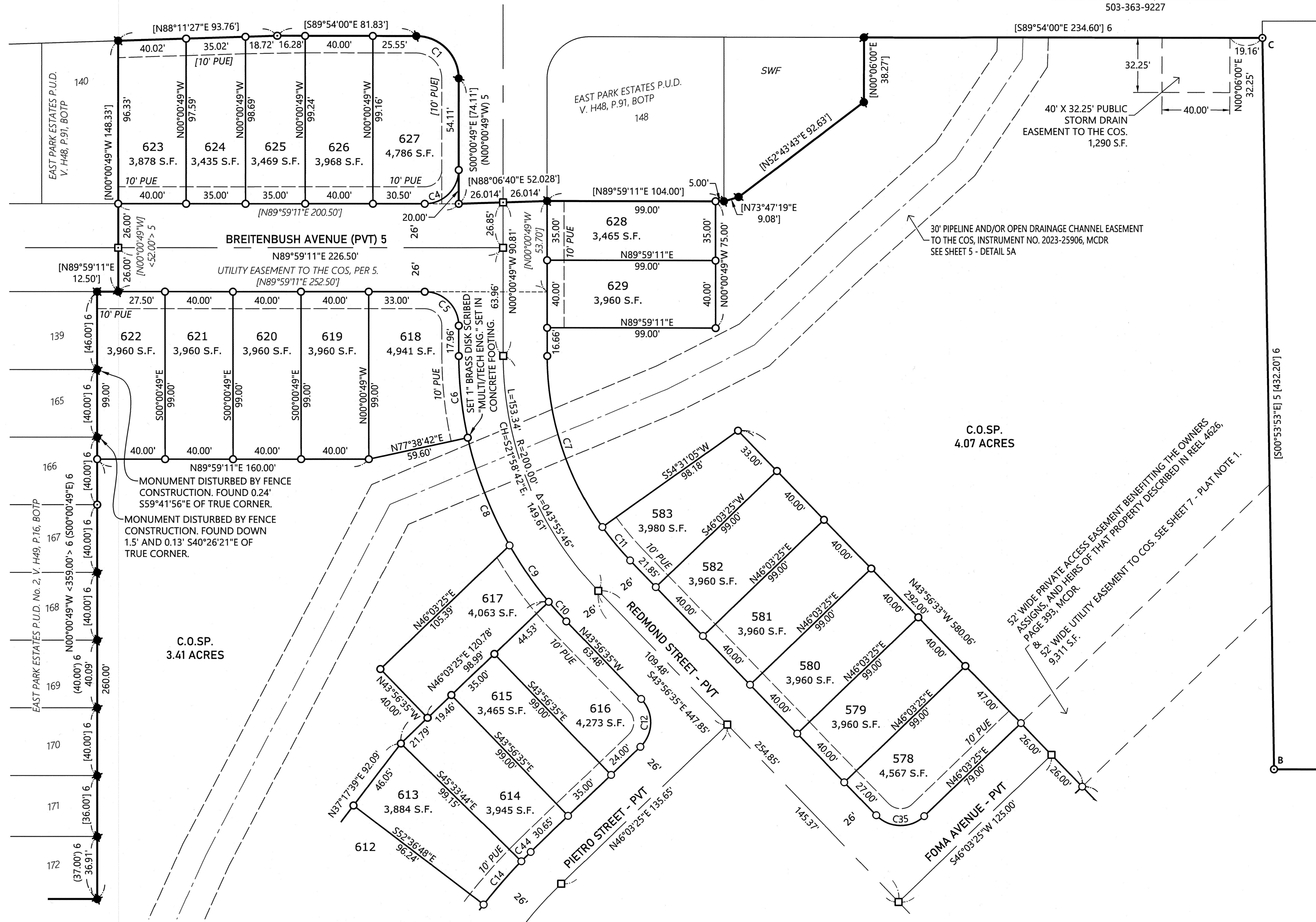
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503-363-9227



1" = 40'  
1/25/2025  
#7369



R. 4426, P. 393, MCDR.

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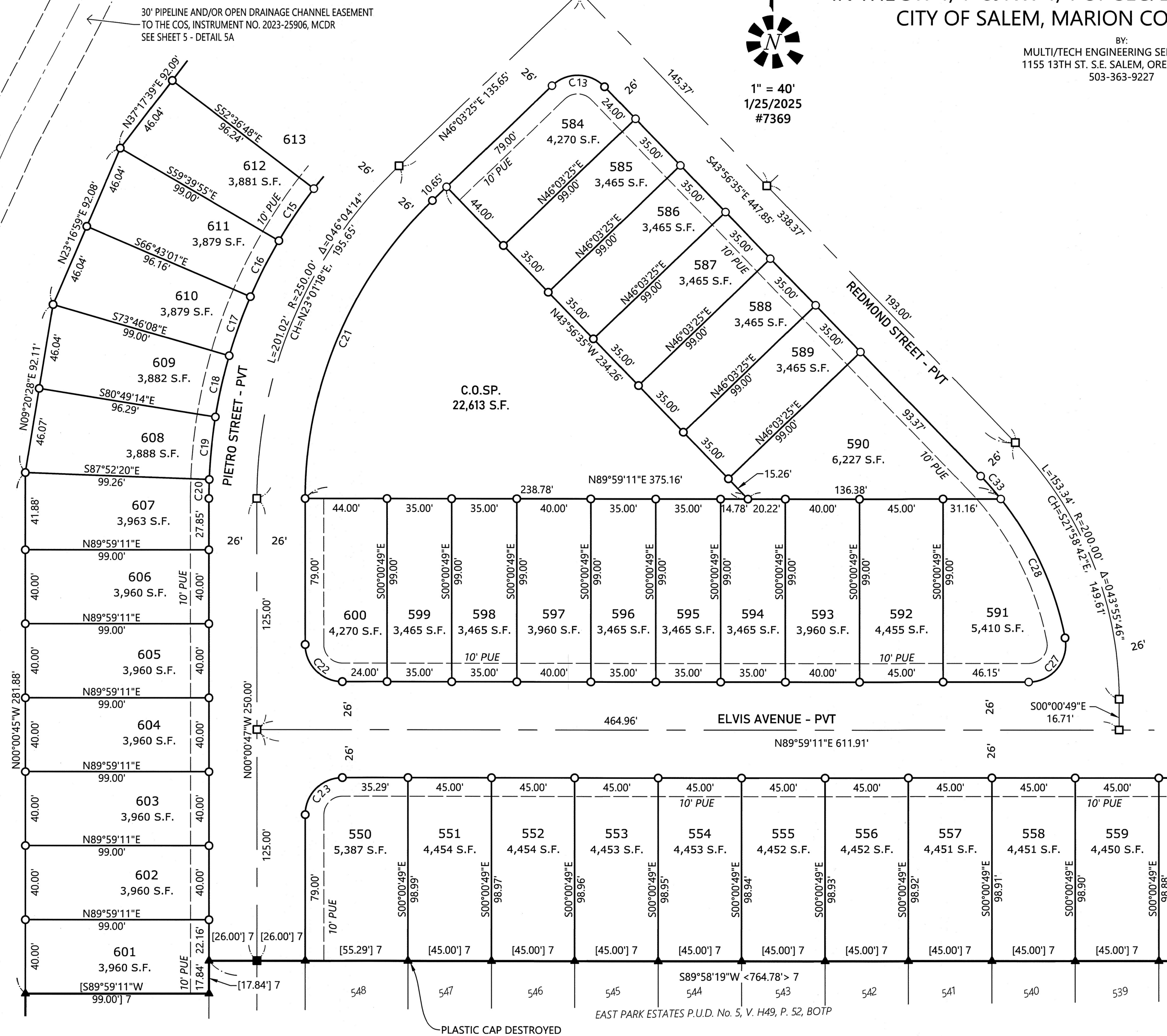
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SHEET 3 OF 8

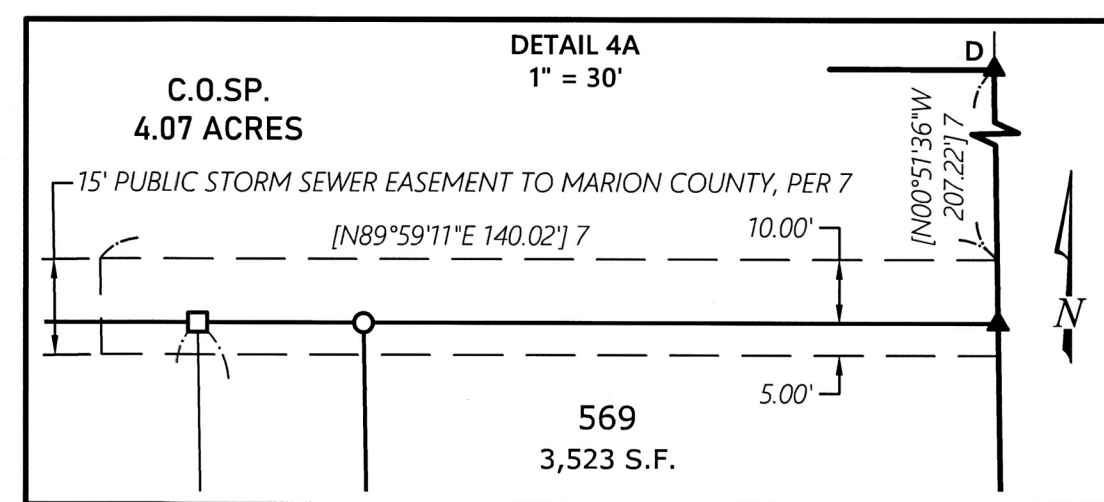
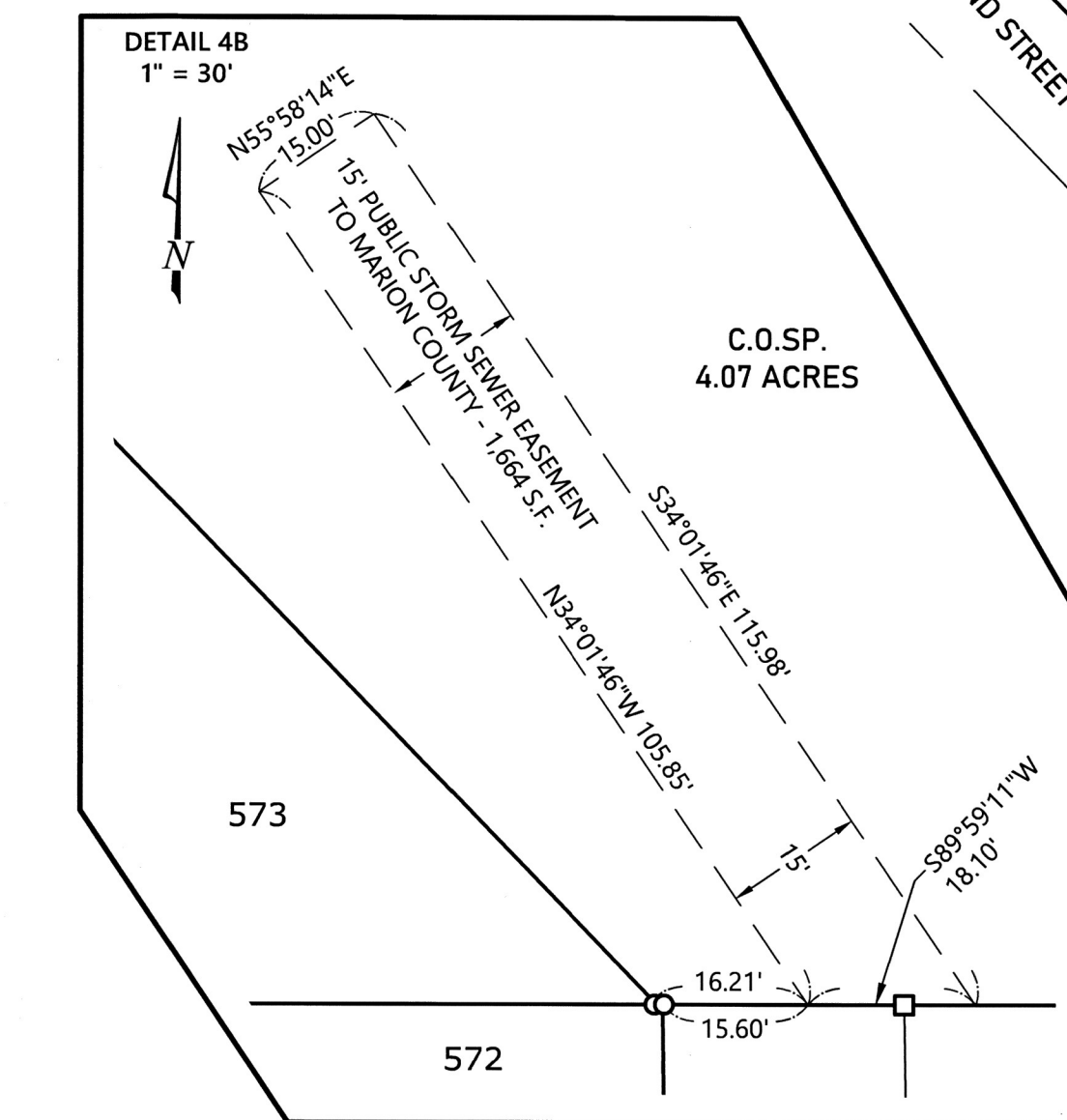
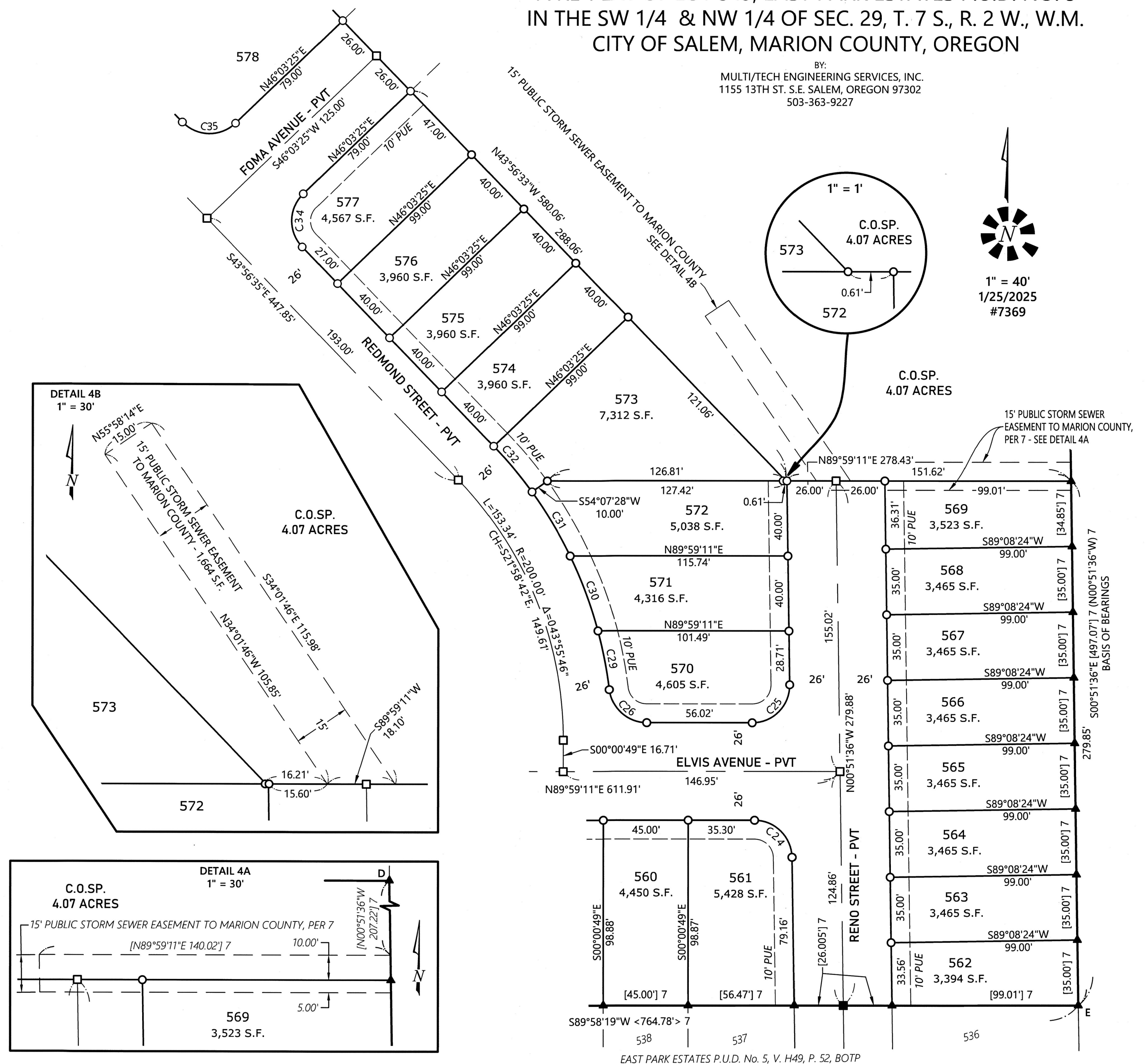


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MEASURED CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	25.00'	89°53'11"	39.22'	S44°57'25"E	35.32'
C2	326.00'	8°58'15"	51.04'	N11°04'06"E	50.99'
[C3] 7	630.00'	11°02'41"	121.44'	N45°06'42"W	121.25'
C4	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C5	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C6	226.00'	12°20'29"	48.68'	S6°11'04"E	48.59'
C7	174.00'	35°28'06"	107.71'	S17°44'52"E	106.00'
C8	226.00'	17°21'59"	68.50'	S21°02'18"E	68.24'
C9	226.00'	10°17'00"	40.56'	S34°51'47"E	40.51'
C10	226.00'	3°56'18"	15.53'	S41°58'26"E	15.53'
C11	174.00'	8°27'39"	25.69'	S39°42'45"E	25.67'
C12	20.00'	90°00'00"	31.42'	N1°03'25"E	28.28'
C13	20.00'	90°00'00"	31.42'	N88°56'35"W	28.28'
C14	276.00'	7°03'06"	33.97'	S40°54'45"W	33.95'
C15	276.00'	7°03'06"	33.97'	S33°51'39"W	33.95'
C16	276.00'	7°03'06"	33.97'	S26°48'32"W	33.95'
C17	276.00'	7°03'06"	33.97'	S19°45'26"W	33.95'
C18	276.00'	7°03'06"	33.97'	S12°42'19"W	33.95'
C19	276.00'	7°03'06"	33.97'	S5°39'13"W	33.95'
C20	276.00'	2°08'30"	10.31'	S1°03'25"W	10.31'
C21	224.00'	46°04'14"	180.12'	S23°01'18"W	175.30'
C22	20.00'	90°00'00"	31.42'	S45°00'49"E	28.28'
C23	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C24	20.00'	89°09'13"	31.12'	N45°26'13"W	28.07'
C25	20.00'	90°50'47"	31.71'	N44°33'47"E	28.49'
C26	20.00'	83°09'44"	29.03'	S48°25'57"E	26.55'
C27	20.00'	100°57'48"	35.24'	N39°30'17"E	30.86'
C28	174.00'	27°31'27"	83.59'	N24°44'21"W	82.79'
C29	226.00'	8°06'31"	31.98'	N10°54'20"W	31.96'
C30	226.00'	10°49'59"	42.73'	N20°22'35"W	42.67'
C31	226.00'	10°05'32"	39.81'	N30°50'20"W	39.76'
C32	226.00'	8°03'29"	31.78'	N39°54'50"W	31.76'
C33	174.00'	5°26'30"	16.53'	N41°13'19"W	16.52'
C34	20.00'	90°00'00"	31.42'	S1°03'25"W	28.28'
C35	20.00'	90°00'00"	31.42'	S88°56'35"E	28.28'
C44	276.00'	1°37'08"	7.80'	S45°14'52"W	7.80'
RECORD CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
(C1) 5	25.00'	89°53'11"	39.22'	N44°57'25"W	35.32'
(C2) 6	326.00'	8°58'15"	51.04'	S11°04'06"W	50.99'



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AUBURN ROAD NE - CR 739 - VAR.

REDMOND STREET (PVT) 5 - 52'

EAST PARK ESTATES P.U.D. No. 2, V. H48, P. 91, BOTP

BREITENBUSH AVENUE (PVT - 52') 5

BREITENBUSH AVENUE PVT

LOST LAKE STREET (PVT - 52') 6

EAST PARK ESTATES P.U.D. No. 2, V. H49, P. 16, BOTP

GREENCREST STREET (60') 5

40' X 32.25' PUBLIC STORM DRAIN EASEMENT TO THE COS. SEE SHEET 2.

C.O.S.P. 4.07 ACRES

30' PIPELINE AND/OR OPEN DRAINAGE CHANNEL EASEMENT TO THE COS, INSTRUMENT NO. 2023-25906, MCDR

C.O.S.P. 3.41 ACRES

C.O.S.P. 3.41 ACRES

1" = 100'

DETAIL 5A

R. 4626, P. 393, MCDR

1" = 40'  
DETAIL 5B

579

578

577

576

FOMA AVENUE - PVT

52' WIDE PRIVATE ACCESS EASEMENT BENEFITTING THE OWNERS ASSIGNS AND HEIRS OF THAT PROPERTY DESCRIBED IN REEL 4626, PAGE 393, MCDR.

52' WIDE UTILITY EASEMENT TO COS. SEE SHEET 7 - PLAT NOTE 1.

9,311 S.F.

52.00'

S46°03'25"W 203.34'

N46°03'25"E 154.77'

S43°56'35"E 52.00'

26.00'

26.00'

26.00'

52.00'

N00°53'53"W 71.15'

N00°53'53"W 97.16'

C.O.SP.  
4.07 ACRES

R. 4626, P. 393, MCDR

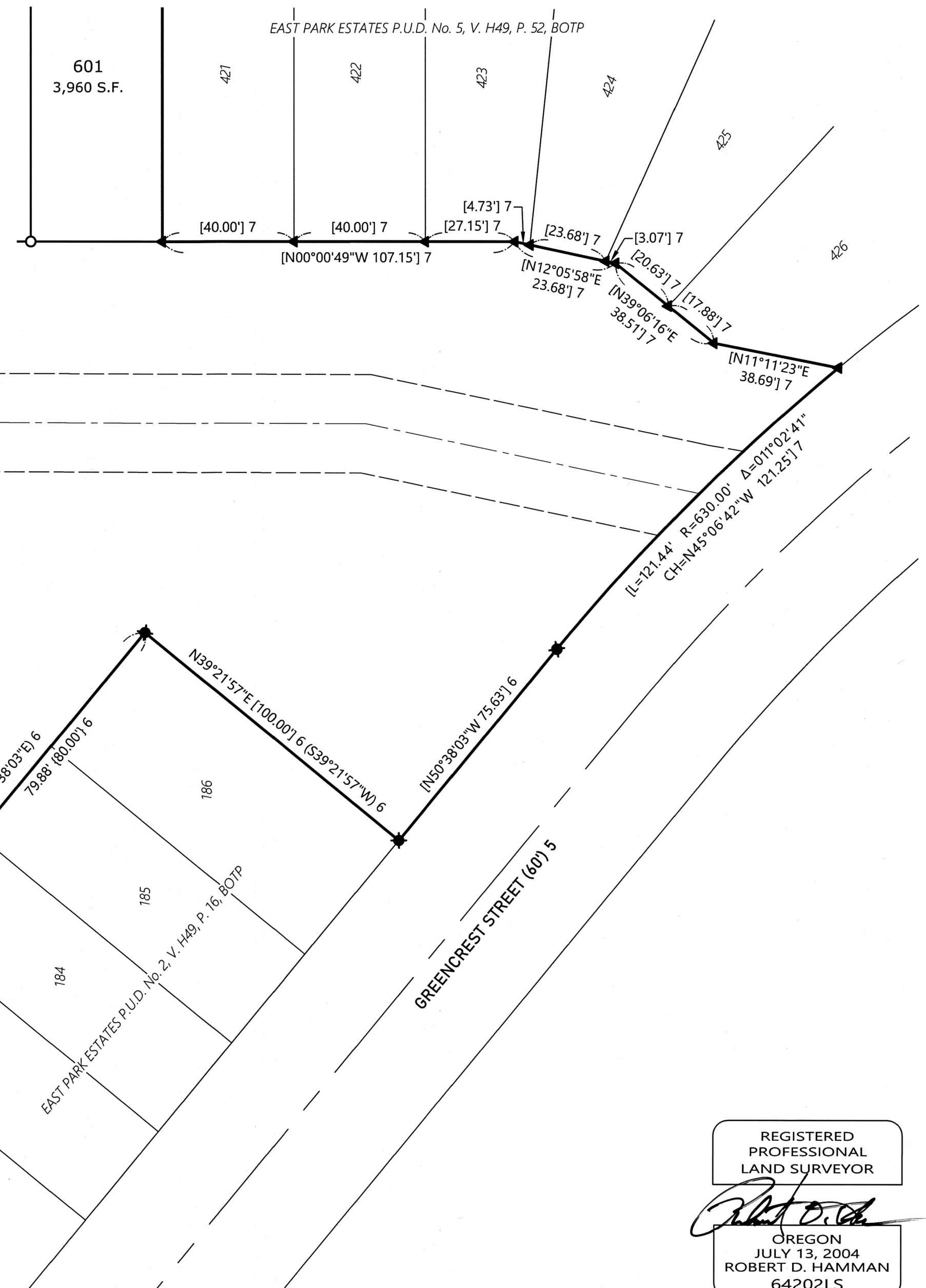
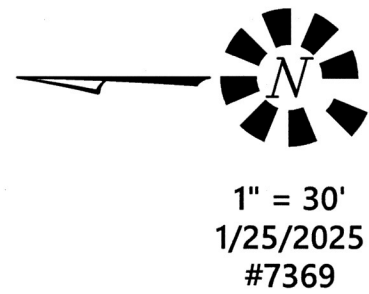
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SURVEYOR'S CERTIFICATE

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS EAST PARK ESTATES P.U.D. No. 6, CONSISTING OF LOT 549, EAST PARK ESTATES P.U.D. No. 5, VOLUME H49, PAGE 52, MARION COUNTY BOOK OF TOWN PLATS, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD BEING THE INITIAL POINT AT THE NORTHEAST CORNER OF THE CITY OF SALEM STORM DRAIN FACILITY, EAST PARK ESTATES P.U.D., AS RECORDED IN VOLUME H48, PAGE 91, MARION COUNTY BOOK OF TOWN PLATS, LOCATED IN THE SOUTHWEST AND NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF AUBURN ROAD NORTHEAST, SOUTH 89°54'00" EAST 234.60 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 549, EAST PARK ESTATES P.U.D. NO. 5, RECORDED AS VOLUME H49, PAGE 52, MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG THE WEST LINE OF REEL 4626, PAGE 393, MARION COUNTY DEED RECORDS, SOUTH 00°53'53" EAST 432.20 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID DEED; THENCE ALONG THE SOUTH LINE OF SAID DEED, SOUTH 89°53'36" EAST 235.30 FEET TO A 5/8" IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF CORDON ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00°51'36" EAST 497.07 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 536 OF SAID EAST PARK P.U.D. No. 5; THENCE ALONG THE NORTH LINE OF SAID LOT AND ITS EXTENSION, SOUTH 89°58'19" WEST 764.78 FEET TO A 5/8" IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF PIETRO STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00°00'49" EAST 17.84 FEET TO THE NORTHEAST CORNER OF LOT 421 OF SAID PLAT; THENCE ALONG THE NORTH LINE OF LOT 421, SOUTH 89°59'11" WEST 99.00 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT; THENCE THENCE ALONG THE WEST LINE OF LOTS 421 THROUGH 426, THE FOLLOWING FOUR CALLS: SOUTH 00°00'49" EAST 107.15 FEET TO A 5/8" IRON ROD; SOUTH 12°05'58" WEST 31.48 FEET TO A 5/8" IRON ROD; SOUTH 39°05'16" WEST 38.51 FEET TO A 5/8" IRON ROD; SOUTH 11°11'23" WEST 38.70 FEET TO A 5/8" IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF GREENCREST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO CALLS: 121.44 FEET ALONG A 630.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 45°06'42" WEST 121.25 FEET) TO A 5/8" IRON ROD; NORTH 50°38'03" WEST 75.63 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 186, OF THE AFOREMENTIONED EAST PARK ESTATES P.U.D. No. 2; THENCE ALONG THE EAST LINE OF OF SAID PLAT THE FOLLOWING TEN CALLS: NORTH 39°21'57" EAST 100.00 FEET TO A 5/8" IRON ROD; NORTH 50°38'03" WEST 180.00 FEET TO A 5/8" IRON ROD; NORTH 39°21'57" EAST 210.92 FEET TO A 5/8" IRON ROD; NORTH 25°14'02" EAST 87.44 FEET TO A 5/8" IRON ROD; NORTH 74°26'46" WEST 101.00 FEET TO A 5/8" IRON ROD ON THE EAST ROW-OF-WAY LINE OF LOST LAKE STREET; 51.04 FEET ALONG A 326.00 FOOT RADIUS CURVE TO THE LEFT, BEING ALSO SAID RIGHT-OF-WAY LINE OF LOST LAKE STREET (THE CHORD OF WHICH BEARS NORTH 11°04'06" EAST 50.99 FEET) TO A 5/8" IRON ROD; NORTH 89°59'11" EAST 103.16 FEET TO A 5/8" IRON ROD; NORTH 00°00'49" WEST 359.00 FEET TO A 5/8" IRON ROD; NORTH 89°59'11" EAST 12.50 FEET TO A 5/8" IRON ROD; NORTH 00°00'49" WEST 148.33 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF AUBURN ROAD NORTHEAST; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE CALLS: NORTH 88°11'27" EAST 93.76 FEET TO A 5/8" IRON ROD; SOUTH 89°54'00" EAST 81.83 FEET TO A 5/8" IRON ROD; 39.22 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 44°57'25" EAST 35.32 FEET) TO A 5/8" IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF REDMOND STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00°00'49" EAST 74.11 FEET TO A 5/8" IRON ROD; THENCE NORTH 88°06'40" EAST 52.028 FEET TO A 5/8" IRON ROD ON THE EAST RIGHT-OF-WAY LINE OF REDMOND STREET, BEING ALSO THE SOUTHWEST CORNER OF LOT 148, OF THE AFOREMENTIONED EAST PARK ESTATES P.U.D.; THENCE NORTH 89°59'11" EAST 104.00 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 148; THENCE ALONG THE SOUTHEASTERLY LINES OF THE AFOREMENTIONED CITY OF SALEM STORM DRAIN FACILITY THE FOLLOWING THREE CALLS: NORTH 73°47'19" EAST 9.08 FEET TO A 5/8" IRON ROD; THENCE NORTH 52°43'43" EAST 92.63 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°06'00" EAST 38.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.55 ACRES MORE OR LESS.

ROBERT D. HAMMAN, PLS 64202LS

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PLAT NOTES:

1. 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.
2. ALL PRIVATE STREETS ARE SUBJECT TO WATER, STORM, AND SANITARY SEWER EASEMENTS TO THE CITY OF SALEM.
3. SUBJECT TO THE MARION COUNTY INFRASTRUCTURE IMPROVEMENT AGREEMENT RECORDED IN REEL 3282, PAGE 365, MARION COUNTY DEED RECORDS.
4. SUBJECT TO A CITY OF SALEM IMPROVEMENT AGREEMENT RECORDED IN INST. NO. 2023-36262, MARION COUNTY DEED RECORDS.
5. SUBJECT TO THE PLANNING DECISIONS RECORDED IN REEL 4482, PAGE 84, REEL 4644, PAGE 374, & REEL 4408, PAGE 134, & REEL 4355, PAGE 469, MARION COUNTY DEED RECORDS.
6. SUBJECT TO THE INTERCREDITOR AND SUBORDINATION AGREEMENT, RECORDED IN REEL 4308, PAGE 47, AND ITS AMENDMENT RECORDED IN REEL 4648, PAGE 403, MARION COUNTY DEED RECORDS.
7. SUBJECT TO CITY OF SALEM IMPROVEMENT AGREEMENT, RECORDED IN REEL 4326, PAGE 201, MARION COUNTY DEED RECORDS; AMENDMENT RECORDED IN REEL 4546, PAGE 453, MARION COUNTY DEED RECORDS; ADDITIONAL AMENDMENT RECORDED IN REEL 4622, PAGE 215, MARION COUNTY DEED RECORDS.
8. SUBJECT TO PRIVATE DEVELOPMENT AGREEMENT FOR PUBLIC ROAD IMPROVEMENT, RECORDED IN REEL 4645, PAGE 494, MARION COUNTY DEED RECORDS. AMENDMENTS TO THIS AGREEMENT ARE RECORDED IN REEL 4689, PAGE 61, INST. NO. 2023-028060, & INST. NO. 2024-039176, MARION COUNTY DEED RECORDS.
9. AFFIDAVIT OF CONSENT, RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_, MARION COUNTY DEED RECORDS, PERTAINING TO DOCUMENTS RECORDED AS REEL 4648, PAGE 280, MARION COUNTY DEED RECORDS, SUBORDINATED TO REEL 4648, PAGE 368, BY AGREEMENT RECORDED AS REEL, 4648, PAGE 403, MARION COUNTY DEED RECORDS.
10. AFFIDAVIT OF CONSENT, RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_, MARION COUNTY DEED RECORDS, PERTAINING TO DOCUMENTS RECORDED AS REEL 4266, PAGE 414, MARION COUNTY DEED RECORDS, DEED OF TRUST AND ASSIGNMENTS OF RENTS RECORDED IN REEL 4648, PAGE 368, MARION COUNTY DEED RECORDS, FINANCING STATEMENT INDICATING A SECURITY AGREEMENT RECORDED IN REEL 4648, PAGE 404, MARION COUNTY DEED RECORDS.
11. TRUSTEE SUBSTITUTION TO REEL 4648, PAGE 368, MARION COUNTY DEED RECORDS, RECORDED AS INSTRUMENT NUMBER 2024-01304, MARION COUNTY DEED RECORDS.
12. SUBJECT TO CITY OF SALEM IMPROVEMENT AGREEMENT, RECORDED IN INSTRUMENT NUMBER 2023-24311, MARION COUNTY DEED RECORDS. AN AMENDMENT TO THIS AGREEMENT IS RECORDED IN INSTRUMENT NUMBER 2025-04278, MARION COUNTY DEED RECORDS.
13. THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS/RESTRICTIONS, AS RECORDED IN MARION COUNTY DEED RECORDS:  
R. 2289, P. 327 - RESERVATION OF MINERAL RIGHTS  
R. 3115, P. 211 - WATER RIGHTS CONVEYANCE AGREEMENT  
R. 4517, P. 110 - PURCHASE AND SALE AGREEMENT. AMENDED IN R. 4648, P. 163, & R. 4689, P. 145, MCDR.  
R. 4648, P. 095 - WAIVER OF SURFACE ENTRY RIGHTS  
INST. NO. 2023-25906 - PIPELINE AND/OR OPEN DRAINAGE CHANNEL EASEMENT TO THE CITY OF SALEM. (SEE SHEET 5)

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 549, EAST PARK ESTATES P.U.D. No. 5 AS RECORDED IN VOLUME H49, PAGE 52, MARION COUNTY BOOK OF TOWN PLATS, AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT SUBDIVISION CASE NUMBER CPC-ZC-PUD-SUB-ADJ19-08MOD3.

THE BOUNDARY WAS ESTABLISHED IN EAST PARK ESTATES P.U.D., EAST PARK ESTATES P.U.D. NO. 2, AND EAST PARK ESTATES P.U.D. NO. 5, USING THE ORIGINAL CONTROL THAT CREATED THE PLATS, PARTITIONS AND SURVEYS, WHICH WERE CHECKED ALONG WITH THE EXISTING MONUMENTS SET IN THE AFOREMENTIONED PLATS. THE BASIS OF BEARINGS WAS HELD ALONG THE WEST RIGHT-OF-WAY LINE OF CORDON ROAD BETWEEN MONUMENTS "D" AND "E".

THE SOUTHERN BOUNDARY OF THIS PLAT WAS HELD AS ESTABLISHED IN EAST PARK ESTATES P.U.D. No. 5, VOLUME H49, PAGE 52, MARION COUNTY BOOK OF TOWN PLATS.

THE EASTERN BOUNDARY OF THIS PLAT WAS HELD AS RETRACED IN MARION COUNTY SURVEY RECORD NUMBER 36837, AND MODIFIED IN THE FOLLOWING SUBSEQUENT PLATS: EAST PARK ESTATES P.U.D., VOLUME H48, P. 91, MARION COUNTY BOOK OF TOWN PLATS, EAST PARK ESTATES P.U.D. No. 2, VOLUME H49, PAGE 16, MARION COUNTY BOOK OF TOWN PLATS & EAST PARK ESTATES P.U.D. No. 5, VOLUME H49, PAGE 52, MARION COUNTY BOOK OF TOWN PLATS.

THE NORTHERN BOUNDARY OF THIS PLAT WAS HELD AS ESTABLISHED IN EAST PARK ESTATES P.U.D., VOLUME H48, PAGE 91, MARION COUNTY BOOK OF TOWN PLATS.

THE WESTERN BOUNDARY OF THIS PLAT WAS HELD AS ESTABLISHED IN MARION COUNTY SURVEY RECORD NUMBER 36837, AND MARION COUNTY SURVEY RECORD NUMBER 39457, AND MODIFIED IN THE FOLLOWING SUBSEQUENT PLAT: EAST PARK ESTATES P.U.D. No. 2, VOLUME H49, PAGE 16, MARION COUNTY BOOK OF TOWN PLATS.

EAST PARK ESTATES P.U.D. No. 6

A RE-PLAT OF LOT 549, EAST PARK ESTATES P.U.D. NO. 5  
IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227

APPROVALS AND ACCEPTANCE OF DEDICATION:

Gisela Ostrin 6/30/2025  
CITY OF SALEM PLANNING ADMINISTRATOR DATE  
SUBDIVISION CASE NO. CPC-ZC-PUD-SUB-ADJ19-08MOD3.

Stephanie Henshaw June 27, 2025  
CITY OF SALEM SURVEYOR - Deputy DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE  
BEEN PAID THROUGH: \_\_\_\_\_

\_\_\_\_\_  
MARION COUNTY TAX COLLECTOR DATE

\_\_\_\_\_  
MARION COUNTY ASSESSOR DATE

\_\_\_\_\_  
CHAIRPERSON OR VICE-CHAIRPERSON DATE  
MARION COUNTY BOARD OF COMMISSIONERS

STATE OF OREGON } SS  
COUNTY OF MARION

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORDING ON  
THE \_\_\_\_ DAY OF \_\_\_\_\_ 2025, AT \_\_\_\_ O'CLOCK \_\_\_\_ M, AND RECORDED IN  
THE BOOK OF TOWN PLATS, VOLUME \_\_\_\_ AT PAGE \_\_\_\_\_, ALSO REFERENCED IN THE  
MARION COUNTY DEED RECORDS INSTRUMENT NUMBER \_\_\_\_.  
BILL BURGESS, MARION COUNTY CLERK

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT EAST PARK LLC., AN OREGON LIMITED LIABILITY COMPANY, BEING THE  
OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE  
SAME INTO LOTS, COMMON OPEN SPACE, AND PRIVATE STREETS, HAS CAUSED THE SAME TO BE SURVEYED AND  
PLATTED THE NAME TO BE KNOWN AS EAST PARK ESTATES P.U.D. No. 6. I HEREBY GRANT THE PRIVATE ACCESS,  
PUBLIC UTILITY, WATER, STORM, AND SANITARY SEWER EASEMENTS AS SHOWN OR NOTED HEREON. I ALSO  
ACKNOWLEDGE THE PLAT NOTES SHOWN HEREON.

Kiril Ivanov  
KIRIL IVANOV, MEMBER  
EAST PARK LLC., AN OREGON LIMITED LIABILITY COMPANY

STATE OF OREGON }  
COUNTY OF Clackamas } SS

ON THIS 26<sup>th</sup> DAY OF June, 2025, KIRIL IVANOV, MEMBER, EAST PARK  
LLC., AN OREGON LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME, A NOTARY  
PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS  
VOLUNTARY ACT AND DEED.

Carrie Dale  
NOTARY SIGNATURE

Carrie Dale  
NOTARY PUBLIC - OREGON

COMMISSION NO. 1038249

MY COMMISSION EXPIRES: July 2, 2027

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Robert D. Hamman  
OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS  
EXPIRES: 6-30-2027