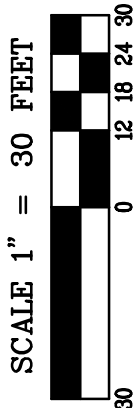


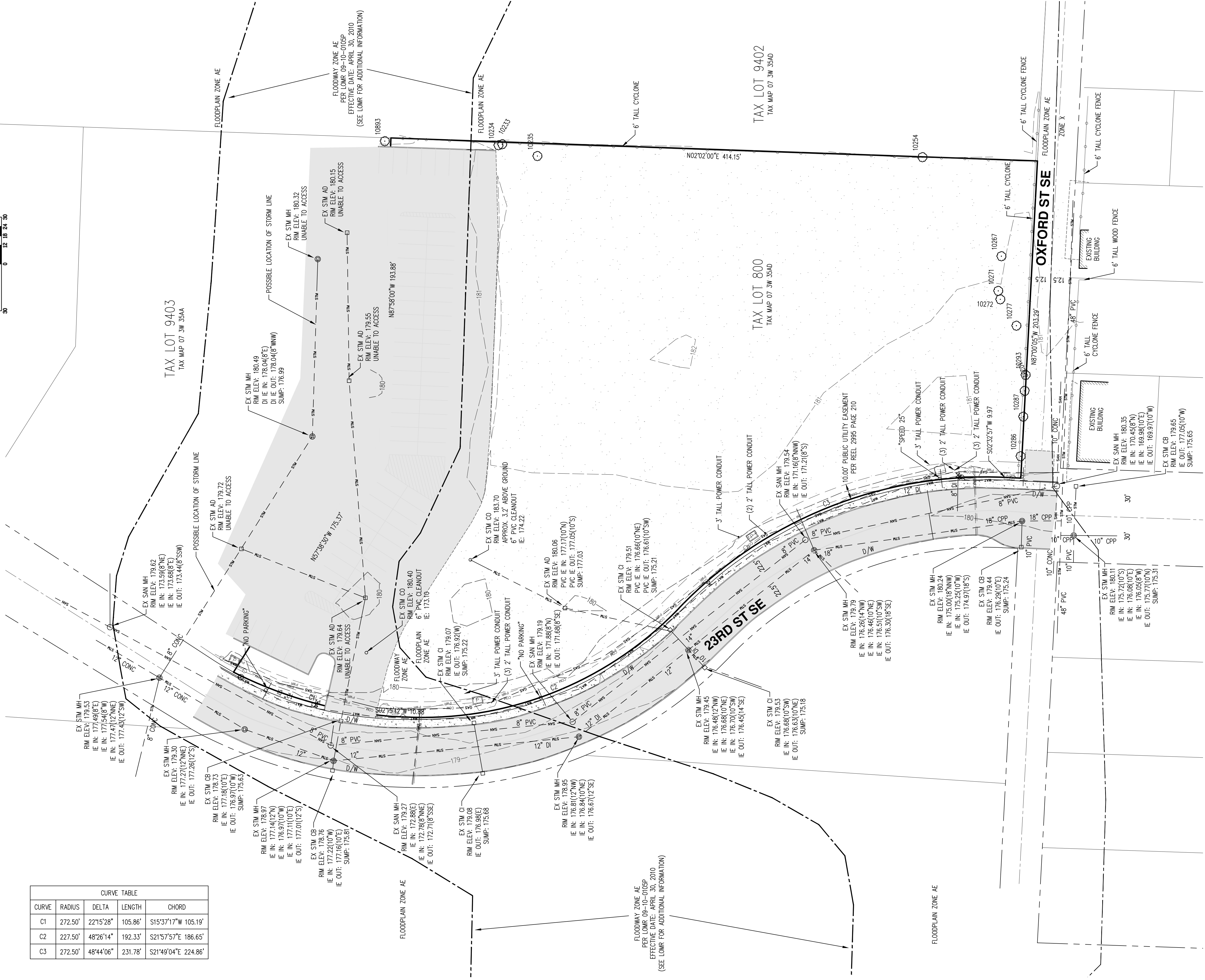
TREE NUMBER	TREE SPECIES	TREE DBH(INCHES)
10254	MAPLE	67.6
10233	OAK	7
10234	OAK	18
10235	OAK	32
10267	OAK	37
10271	OAK	37
10272	OAK	21
10277	OAK	26
10286	OAK	10
10287	OAK	11.10.10
10292	OAK	11
10293	OAK	10
10893	DECIDIOUS	7



NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 16191287. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED JUNE 3-4, 2016.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK NO. QEO364, LOCATED IN SALEM, 56 METERS EAST OF THE CENTERLINE OF PRINGLE RD SE, 8 METERS SOUTH OF THE CENTERLINE OF MCILCHRIST, 3 METERS WEST OF WEST RAIL OF THE TRACK, 0.35 NORTH OF EAST END OF CONCRETE ABUTMENT. ELEVATION - 185.15 FEET (NAVD 88). OBSERVED ELEVATIONS WERE THEN ADJUSTED TO NGVD29 DATUM -3.34 FEET USING VERTCON.
- THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
- SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
- CONTOUR INTERVAL IS 1 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- FLOODWAY DEPICTED IS BASED ON FEMA LOMR 09-10-0105P. FIELD SURVEY DATA IS SUCH THAT EXACTING FLOODWAY LIMITS ARE NOT DEFINED. BASE FLOOD ELEVATIONS RANGE FROM 181-180 FEET GOING FROM EAST TO WEST ON SUBJECT PROPERTY.
- SIGN EASEMENT AREA DESCRIBED IN REEL 3271 PAGE 174, SECTION 2.5 DESCRIBES POTENTIAL FUTURE SIGNAGE AND THE DEVELOPMENT OF POTENTIAL FUTURE SIGN EASEMENTS AS NEEDED. "EXHIBIT E" SHOWS CURRENT SIGN EASEMENT AREA, WHICH IS NOT LOCATED ON SUBJECT SITE, BUT MAY BENEFIT SUBJECT SITE.
- "SOUTH ACCESS EASEMENT" DESCRIBED IN REEL 3271 PAGE 174, SECTION 3, SUBSECTION 3.1(b) DESCRIBES PEDESTRIAN AND VEHICULAR INGRESS/EGRESS BETWEEN PARCEL 2 AND PARCEL 3 (SUBJECT SITE) OF PLAT NO. 2010-11, MARION COUNTY SURVEY RECORDS. THE "SOUTH ACCESS EASEMENT" IS BLANKET IN NATURE AND CANNOT BE MAPPED. REFER TO ABOVE DESCRIBED DOCUMENT FOR EASEMENT PARTICULARS.
- UTILITY EASEMENTS DESCRIBED IN REEL 3271 PAGE 174, SECTION 7, SUBSECTION(S) 7.1 (GRANT OF UTILITY EASEMENTS), 7.2 (TERMS OF UTILITY EASEMENTS), 7.3 (STORM DRAINAGE) ARE BLANKET IN NATURE AND CANNOT BE MAPPED. REFER TO ABOVE DESCRIBED DOCUMENT FOR EASEMENT PARTICULARS.
- BUILDING HEIGHT DESCRIBED IN REEL 3271 PAGE 174, SECTION 2.2 SHALL NOT EXCEED (1) STORY OR TWENTY-THREE (23) FEET IN HEIGHT ABOVE GRADE, EXCEPT AS OTHERWISE APPROVED IN WRITING BY DECLARANT.
- SUBJECT SITE IS AFFECTED BY "CLEAR ZONE EASEMENT", WHICH BENEFITS AIR TRAFFIC OF SALEM MUNICIPAL AIRPORT (MCNARY FIELD). REFER TO VOLUME 642 PAGE 190 AND VOLUME 681 PAGE 519 FOR HEIGHT RESTRICTIONS.
- SET BACK AGREEMENT VOLUME 751 PAGE 536 RECORDED MAY 10, 1973. NOT A SURVEY RELATED MATTER.
- RESERVATIONS SET FORTH IN THE DEED FROM THE STATE OF OREGON, RECORDED FEBRUARY 24, 1956, IN VOLUME 485 PAGE 107. NOT A SURVEY RELATED MATTER.
- BASIS OF BEARINGS NAD83(2011) OREGON NORTH STATE PLANE COORDINATE SYSTEM.

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	272.50'	22°15'28"	105.96'
C2	227.50'	48°26'14"	192.33'
C3	272.50'	48°44'06"	231.78'



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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

1525 23RD STREET SE
APARTMENTS

SALEM OREGON
TAX MAP 7 3W 35AD

EXISTING CONDITIONS
PLAN

DESIGNED BY:
DRAWN BY: KAM
CHECKED BY: NSW
SCALE: AS NOTED
DATE: 08/17/2016
REGISTERED PROFESSIONAL
LAND SURVEYOR
NICK WHITE
70652LS
RENEWS: 6/30/18
REVISIONS
JOB NUMBER
5491
SHEET
C101