

MAIL TAX STATEMENTS TO:

AFTER RECORDING RETURN TO:


NO CHANGE


MICHAEL J. PALUSKA, PC
1820 COMMERCIAL ST. SE
SALEM, OR 97302

**PROPERTY BOUNDARY VERIFICATION
FOR BUILDING PERMIT**

1. Terry J. Kelly and Mary L. Rentfro (collectively herein referred to as "**Owner**") owns three (3) adjacent tax lots (collectively the "**Lots**"), located in the 6100 Block of Commercial St. SE, Salem, Oregon. Copies of the legal description for each lot are attached hereto as **Exhibit "A"**.
2. Owner is working with developers to apply for a building permit to the City of Salem, to allow a building to be placed over the existing property lines on the Lots.
3. Salem Revised Code (SRC) 63.148 permits a property owner to build over existing lot lines and establishes a process, by which a single legal description of the property boundary for combined tax lots can be recorded. A copy of the boundary description for the Subject Property is attached hereto as **Exhibit "B"**.
4. There is no intent to combine or extinguish the original lot lines of the three (3) parcels. Pursuant to ORS 92.017, a lot or parcel lawfully created shall remain a discrete lot or parcel, unless the lot or parcel lines are vacated or a lot or parcel is further divided. The existing legal descriptions as set forth in **Exhibit "A"** for each Lot shall remain the legal description for conveyance purposes.

Owner: Terry J. Kelly and Mary L. Rentfro


Terry J. Kelly


Mary L. Rentfro

Fidelity National Title # 60221702398

STATE OF OREGON)
) ss.
County of Marion)

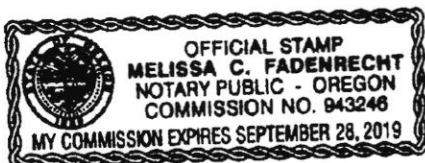
On this 27 day of July, 2017, before me personally appeared
the above named, Terry J. Kelly, and he acknowledged the foregoing instrument to be his
voluntary act and deed.



Melissa Fadenrecht
Notary Public of Oregon
My Commission Expires: 9-28-19

STATE OF OREGON)
) ss.
County of Marion)

On this 27 day of July, 2017, before me personally appeared
the above named, Mary L. Rentfro, and she acknowledged the foregoing instrument to be
her voluntary act and deed.



Melissa Fadenrecht
Notary Public of Oregon
My Commission Expires: 9-28-19

EXHIBIT "A"
Legal Description

Parcel 1:

[Intentionally Deleted]

Parcel 2:

A Tract of land in Section 23, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, said Tract being Parcel 2 of that land conveyed by deed recorded May 15, 1998, in Reel 1488 at Page 372, Marion County Deed Records, together with a portion of the tract referred to as Property 1 by deed recorded September 22, 2010, in Reel 3216 at Page 401, said Deed Records, altogether being more specifically described as follows:

Beginning at a 5/8" iron rod at the Northwest corner of said Parcel 2 of Reel 1488 at Page 372, said rod being on the Southerly right-of-way line of Madras Street SE; thence along said right-of-way line South 89°12'04" East 219.92 feet to a 5/8" iron rod at the intersection of said Southerly right-of-way line with the Westerly right-of-way line of U.S. Highway 99E (Commercial Street SE); thence along said Highway right-of-way line, South 23°45'39" East 274.06 feet to a 1/2" iron pipe; thence continuing along said right-of-way line, South 23°47'44" East 222.35 feet to a 1/2" iron pipe; thence leaving said right-of-way line, South 66°13'07" West 98.55 feet to a 5/8" iron rod; thence South 00°02'35" West 165.84 feet to a 5/8" iron rod on the North line of that tract conveyed to the City of Salem by deed recorded August 28, 2012, in Reel 3418 at Page 248, said Deed Records; thence along the North line of said City tract, South 66°11'51" West 25.62 feet to a 5/8" iron rod on the North line of that strip of land dedicated as public right-of-way by Resolution No. 2012-83, recorded September 11, 2012, in Reel 3423 at Page 13, Marion County Deed Records; thence along said right-of-way line, South 69°08'22" West 153.93 feet to a 5/8" iron rod; thence continuing along said right-of-way line on the arc of a 170.00 foot radius curve right (chord bears South 77°24'54" West 49.01 feet) 49.18 feet; thence leaving said right-of-way line, North 00°06'40" East 476.80 feet to a 5/8" iron rod on the West line of said Parcel 2 of Reel 1488, Page 372; thence North 23°45'08" West 286.38 feet to the point of beginning.

Parcel 3:

A tract of land in the Northeast Quarter of Section 23, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, said tract being a portion of the land conveyed to Terry J. Kelly and Mary L. Rentfro by deeds recorded in Reel 2851 at Page 398 and Reel 2851 at Page 399, Marion County Deed Records, and being more specifically described as follows:

Commencing at a 1/2" iron pipe at the Northeast corner of BATFLEECREEK MEADOWS A CONDOMINIUM, said pipe also being the Southeast corner of the tract referred to as Parcel 3 of said Kelly/Rentfro land and lying on the Westerly right-of-way line of U.S. Highway 99E (Commercial Street SE); thence along said right-of-way line, North 23°47'44" West 86.42 feet to a 5/8" iron rod and the True point of beginning of this description; thence leaving said right-of-way line along the arc of a 25.00 foot radius curve right (chord bears South 22°41'35" West 36.26 feet) 40.57 feet to a 5/8" iron rod; thence South 69°10'54" West 140.32 feet to a 5/8" iron rod; thence North 00°06'40" East 159.13 feet to the Northwest corner of the tract referred to as Parcel 4 of said Kelly/Rentfro land; thence North 65°51'06" East 101.95 feet to the Northeast corner of said Parcel 4 on said Highway right-of-way line; thence South 23°47'44" East 128.42 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Salem, for right of way purposes, by Deed recorded August 28, 2012 as Reel 3418, Page 247, Marion County Deed Records.

Parcel 4:

Beginning at the intersection of the North and South center line of Section 23 in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; with the Westerly line of the Pacific Highway at a point which is 805.25 feet, more or less, South of the 1/4 corner of the North line of said Section; thence South 23°44' East along the Westerly line of said Highway, 229.35 feet to the true point of beginning; thence South 66°26' West 100.84 feet more or less to an iron pipe on the said center line; thence North along said center line to an iron pipe, at a point which is 243.19 feet South from the intersection of the center line and the Pacific Highway along said center line; thence North 65°58' East 98.50 feet to the West line of the Pacific Highway; thence Southeast along the Westerly line of the Pacific Highway to the true point of beginning.

EXHIBIT "B"



DAVID LEE SCHLOSSER JR. - REGISTERED SURVEYOR #72617

720 NW 4th Street, Corvallis, Oregon 97330 Phone 541-757-9050; FAX 541-757-7578

June 22, 2017

OVERALL PROPERTY DESCRIPTION

A Tract of land in Section 23, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, said Tract being Resultant Property 2 of that land conveyed by deed recorded June 26, 2015, in Reel 3713 at Page 3405, Marion County Deed Records, together with a portion of the tract referred to as Property 1, PLA 10-14 by deed recorded September 22, 2010, in Reel 3216 at Page 403, said Deed Records, together with the tract referred to as Parcel 5 by deed recorded August 09, 2007, in Reel 2851 at Page 399, said Deed Records, altogether being more specifically described as follows:

Beginning at a 5/8" iron rod at the Northwest corner of said Parcel 2 of Reel 1488 at Page 372, said rod being on the southerly right-of-way line of Madras Street SE;
THENCE along said right-of-way line S 89°12'04"E 219.92 feet to a 5/8" iron rod at the intersection of said southerly right-of-way line with the westerly right-of-way line of U.S. Highway 99E (Commercial Street SE);
THENCE along said Highway right-of-way line, S 23°45'39"E 274.06 feet to a 1/2" iron pipe;
THENCE continuing along said right-of-way line, S 23°47'39"E 222.34 feet to a 1/2" iron pipe;
THENCE continuing along said right-of-way line, S 23°47'39"E 127.92 feet to a 5/8" iron pipe at the intersection of said westerly right-of-way line of U.S. Highway 99E (Commercial Street SE) with the northerly right-of-way line Waln Road SE.
THENCE along said Waln Road right-of-way line, S 26°09'33"W 36.93 feet to a 5/8" iron pipe;
THENCE continuing along said right-of-way line, S 66°15'56"W 163.04 feet to a 5/8" iron pipe on the north line of that strip of land dedicated as public right-of-way by Resolution No. 2012-83, recorded September 11, 2012, in Reel 3423 at Page 13, Marion County Deed Records;
THENCE along said right-of-way line, S 69°08'22"W 153.93 feet to a 5/8" iron rod;
THENCE continuing along said right-of-way line on the arc of a 170.00 foot radius curve right (chord bears S 77°24'54"W 49.01 feet) 49.18 feet;
THENCE leaving said right-of-way line, N 00°06'59"E 476.80 feet to a 5/8" iron rod on the west line of said Parcel 2 of Reel 1488, Page 372;
THENCE N 23°45'53"W 286.34 feet to the point of beginning;

Containing 4.22 acres, more or less.

The Basis of Bearings for this description is
Marion County Survey MCSR 37419.

REEL: 3975

PAGE: 199

July 28, 2017, 09:42 am.

CONTROL #: 469173

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 66.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.