

EAST PARK ESTATES
IN THE NW & SW 1/4 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

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, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF PARCEL 3, PARTITION PLAT 2008-02 IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID PARCEL 3 SOUTH 89°59'11" WEST 208.91 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED AS "PARCEL IV" IN REEL 4230, PAGE 271, MARION COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID "PARCEL IV" NORTH 01°06'42" WEST 1683.60 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY LINE OF AUBURN ROAD NE (COUNTY ROAD 739); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°54'00" EAST 1740.46 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN REEL 751, PAGE 234, MARION COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT SOUTH 00°53'53" EAST 442.20 FEET TO A 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 89°53'36" EAST 245.30 FEET TO A 1/2" IRON PIPE ON THE WEST RIGHT OF WAY LINE OF CORDON ROAD NE (MARKET ROAD 97); THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°51'36" EAST 1237.31 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED AS "PARCEL V" IN REEL 4230, PAGE 271, MARION COUNTY DEED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "PARCEL V" AND ITS EXTENSION SOUTH 89°59'11" WEST 1769.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 74.02 ACRES, MORE OR LESS.

ROBERT D. HAMMAN PLS 64202LS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2021

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A TRACT OF LAND DESCRIBED IN REEL 4230, PAGE 271, MARION COUNTY DEED RECORDS INTO LOTS AND STREETS AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT APPLICATION NO 18-124473-ZO, 18-124474-ZO, 18-124468-LD, 18-124472-LD, 19-118029-ZO. THE BASIS OF BEARING IS ALONG THE WEST RIGHT OF WAY OF CORDON ROAD PER MCSR 39238.

APPROVALS AND ACCEPTANCE OF DEDICATION

CITY OF SALEM PLANNING ADMINISTRATOR
SUBDIVISION CASE No. _____ DATE

CITY OF SALEM SURVEYOR
DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH: DATE _____.

MARION COUNTY TAX COLLECTOR
DATE

MARION COUNTY ASSESSOR
DATE

CHAIRPERSON OR VICE-CHAIRPERSON
MARION COUNTY BOARD OF COMMISSIONERS
DATE

PLAT NOTES:

ALL PRIVATE STREETS ARE COINCIDENT WITH PUBLIC WATER AND SANITARY SEWER EASEMENTS.

MINERAL RESERVATION TO THE STATE OF OREGON RECORDED IN VOLUME 278, PAGE 147, MARION COUNTY DEED RECORDS.

WATER RIGHTS CONSOLIDATED BY AN AGREEMENT RECORDED IN REEL 3115, PAGE 211, MARION COUNTY DEED RECORDS.

MARION COUNTY INFRASTRUCTURE IMPROVEMENT AGREEMENT RECORDED IN REEL 3282, PAGE 365, MARION COUNTY DEED RECORDS.

MINERAL RESERVATION TO THE UNION PACIFIC RAILROAD COMPANY RECORDED IN REEL 2289, PAGE 327, MARION COUNTY DEED RECORDS.

NONREMONSTRANCE AGREEMENT RECORDED IN REEL 753, PAGE 287, MARION COUNTY DEED RECORDS.

SUBORDINATION AGREEMENT RECORDED IN REEL 4266, PAGE 415, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4266, PAGE 414, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4278, PAGE 220, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4296, PAGE 344, MARION COUNTY DEED RECORDS.

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 AND STREETS, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED THE NAME TO BE KNOWN AS EAST PARK ESTATES. WE HEREBY DEDICATE TO THE PUBLIC THE STREETS AND PUBLIC FACILITIES SHOWN HEREON.

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

STATE OF OREGON }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 2020, 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.

NOTARY SIGNATURE

NOTARY PUBLIC FOR OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

STATE OF OREGON }
COUNTY OF MARION } S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORDING ON THE ____ DAY OF _____ 2020, AT ____ O'CLOCK ____ AND RECORDED IN THE MARION COUNTY BOOK OF TOWN PLATS, VOLUME _____, PAGE _____. IT IS RECORDED IN THE MARION COUNTY DEED RECORDS IN REEL _____, PAGE _____.

BY: DEPUTY COUNTY CLERK