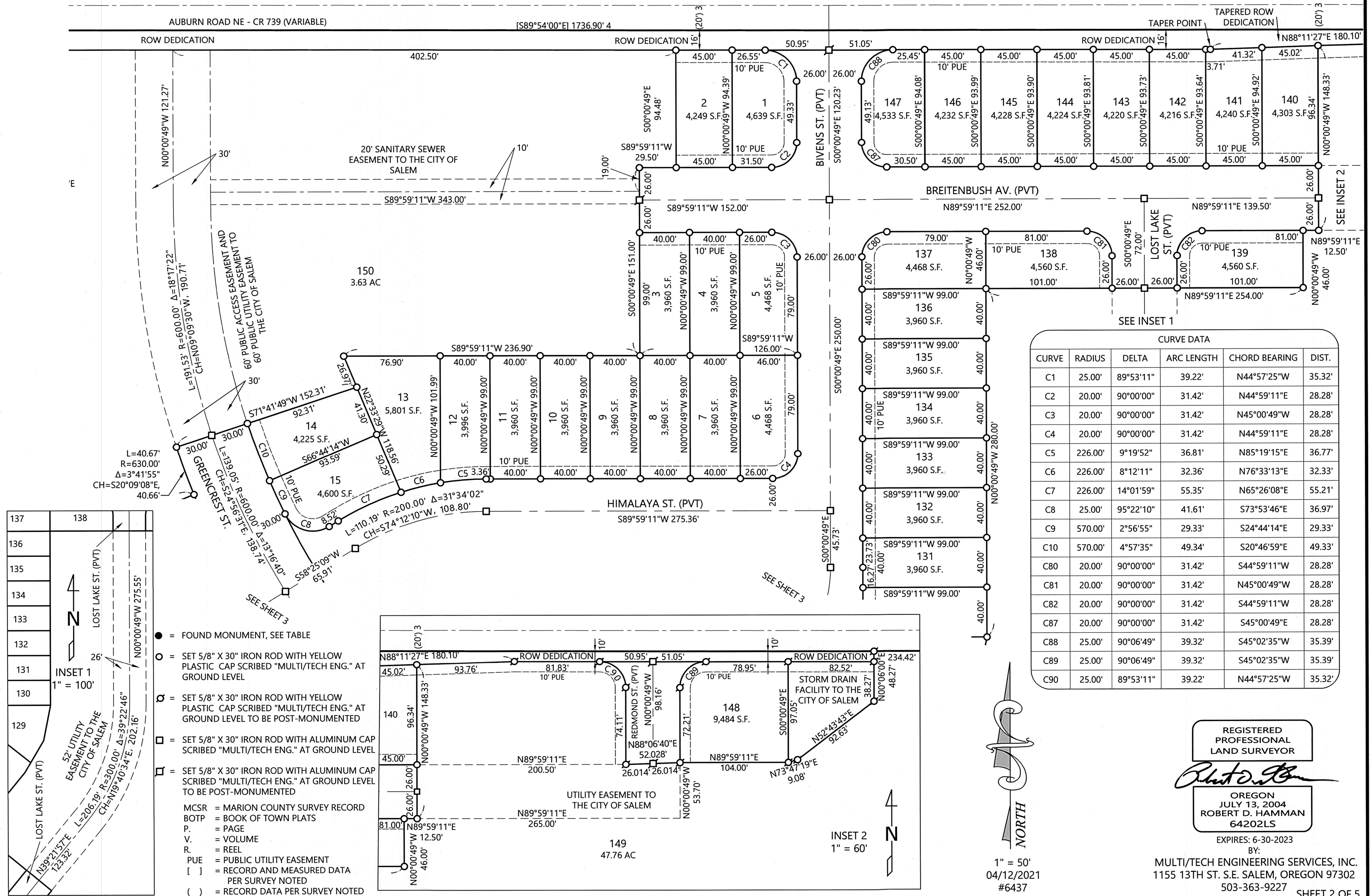


EAST PARK ESTATES P.U.D.

IN THE NW & SW 1/4 SEC., 29 T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Hamman

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2023
BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

SHEET 2 OF 5

EAST PARK ESTATES P.U.D.
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 P.U.D., THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT 2020-61 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 PARCEL 3, PARTITION PLAT 2008-02 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 359.88 FEET; THENCE ALONG THE WEST LINE OF THE TRACT OF LAND DESCRIBED AS "EXHIBIT C" IN REEL 4429, PAGE 478, MARION COUNTY DEED RECORDS THE FOLLOWING NINE CALLS: NORTH 00°31'16" WEST 160.008 FEET TO A 5/8" IRON ROD; NORTH 00°42'56" WEST 320.008 FEET TO A 5/8" IRON ROD; NORTH 01°12'16" WEST 160.00 FEET TO A 5/8" IRON ROD; NORTH 01°15'45" WEST 145.87 FEET TO A 5/8" IRON ROD; NORTH 01°21'39" WEST 153.29 FEET TO A 5/8" IRON ROD; NORTH 00°55'14" WEST 145.40 FEET TO A 5/8" IRON ROD; NORTH 01°50'12" WEST 129.61 FEET TO A 5/8" IRON ROD; NORTH 89°11'09" EAST 2.00 FEET TO A 5/8" IRON ROD; NORTH 01°01'27" WEST 109.50 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY OF AUBURN ROAD NE (COUNTY ROAD 739); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°54'00" EAST 1736.90 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 73.94 ACRES, MORE OR LESS.


ROBERT D. HAMMAN PLS 64202LS



PER O.R.S. 92.070 (2), I HEREBY CERTIFY THAT THE REMAINING MONUMENTS WITHIN THIS SUBDIVISION WILL BE SET WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE PAVING OF IMPROVEMENTS, OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

INTERNAL AND CENTERLINE MONUMENTATION

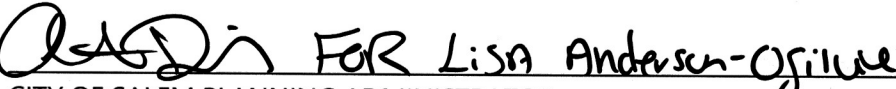
IN ACCORDANCE WITH O.R.S. 92.070, THE INTERNAL AND CENTERLINE MONUMENTS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN REEL _____, PAGE _____, OF THE MARION COUNTY DEED RECORDS.

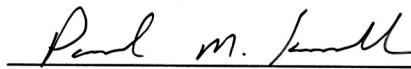
MARION COUNTY SURVEYOR _____ DATE _____

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCELS 1 AND 2, PARTITION PLAT 90-22, MARION COUNTY BOOK OF PARTITION PLATS, AND ALL THAT REAL PROPERTY DESCRIBED AS PARCEL V IN REEL 4230, PAGE 271 AND EXHIBIT C IN REEL 4429, PAGE 478, MARION COUNTY DEED RECORDS INTO LOTS AND STREETS AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT CASE NUMBERS CPC-ZC-PUD-SUB-ADJ19-08, CPC-ZC-PUD-SUB-ADJ19-08MOD1, AND PUD 20-01. THE BASIS OF BEARING IS ALONG THE WEST RIGHT OF WAY OF CORDON ROAD PER MCSR 39238. I PREVIOUSLY RESOLVED THE BOUNDARY OF THIS PROPERTY IN MCSR 39238 AND MCSR 39317.

APPROVALS AND ACCEPTANCE OF DEDICATION


CITY OF SALEM PLANNING ADMINISTRATOR
SUBDIVISION CASE NUMBERS CPC-ZC-PUD-SUB-ADJ19-08, CPC-ZC-PUD-SUB-ADJ19-08MOD1, AND PUD 20-01
08/12/2021
DATE


CITY OF SALEM SURVEYOR
8/12/2021
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 EASEMENTS GRANTED OR CONVEYED TO THE CITY BY THIS PLAT ARE TO BE GOVERNED BY THE TERMS AND CONDITIONS FOUND IN SRC 205.080.

ALL PRIVATE STREETS ARE SUBJECT TO WATER, STORM, AND SANITARY SEWER EASEMENTS TO THE CITY OF SALEM.

THE STORM DRAIN FACILITY DEPICTED IN INSET 2, SHEET 2 SHALL BE CONVEYED TO THE CITY OF SALEM BY A SEPARATE INSTRUMENT.

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

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

COMMON AREAS ARE FOR THE USE AND BENEFIT OF ALL LOTS CREATED AS OUTLINED IN THE DECLARATION OF COVENANT, CONDITIONS, AND RESTRICTIONS FOR EAST PARK ESTATES.

CITY OF SALEM IMPROVEMENT AGREEMENT RECORDED IN REEL 4326, PAGE 201, MARION COUNTY DEED RECORDS.

PLANNING DECISIONS RECORDED IN REEL 4408, PAGE 134, AND REEL 4482, PAGE 084, MARION COUNTY DEED RECORDS.

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

SUBORDINATION AGREEMENT RECORDED IN REEL 4308, PAGE 047, 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.

DEED OF TRUST RECORDED IN REEL 4428, PAGE 491, 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, COMMON OPEN SPACE, STORM DRAIN FACILITIES, AND PUBLIC AND PRIVATE STREETS, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED THE NAME TO BE KNOWN AS EAST PARK ESTATES P.U.D. I HEREBY GRANT THE ACCESS, UTILITY, PUBLIC UTILITY, STORM, AND SEWER EASEMENTS AND ACKNOWLEDGE THE PLAT NOTES SHOWN HEREIN. I ALSO HEREBY DEDICATE TO THE PUBLIC GREENCREST STREET AS SHOWN HEREON.


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

STATE OF OREGON }
COUNTY OF Clackamas } s.s.

ON THIS 11 DAY OF August, 2021, 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
PATRICIA JONES
NOTARY PUBLIC - OREGON

COMMISSION NO. 973052

MY COMMISSION EXPIRES: March 29, 2022

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 ____ 2021, 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 _____.
BILL BURGESS, MARION COUNTY CLERK

BY: DEPUTY COUNTY CLERK

AFFIDAVIT OF CONSENT RECORDED IN REEL _____, PAGE _____, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN REEL _____, PAGE _____, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN REEL _____, PAGE _____, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN REEL _____, PAGE _____, MARION COUNTY DEED RECORDS.