

# REQUEST FOR COMMENTS

*Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173*

**REGARDING:** Property Line Adjustment Case No. PLA21-07

**PROJECT ADDRESS:** 710 Winding Way SE, Salem OR 97302

**AMANDA Application No.:** 21-104980-LD

**COMMENT PERIOD ENDS:** October 14, 2021

**SUMMARY:** The first of three property line adjustments to relocate an existing property.

**REQUEST:** The first in a series of three property line adjustments to relocate an existing property line between a parcel approximately five acres and a parcel of 21,700 sq. ft. located at 710 Winding Way (Marion County Assessor map and Tax Lot 083W10AB03400) and zoned RS (Single Family Residential), resulting in a parcel of 4.6 acres and a parcel of 40,033 sq. ft.

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

**Comments received by 5:00 p.m. Thursday, October 14, 2021,** will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

**CASE MANAGER:** Kirsten Straus, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2347; E-Mail: [kstraus@cityofsalem.net](mailto:kstraus@cityofsalem.net).

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

## PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☐ 2. I have reviewed the proposal and have the following comments: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Name/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**

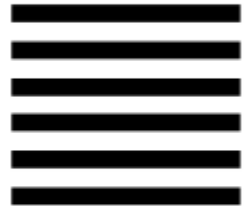


NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

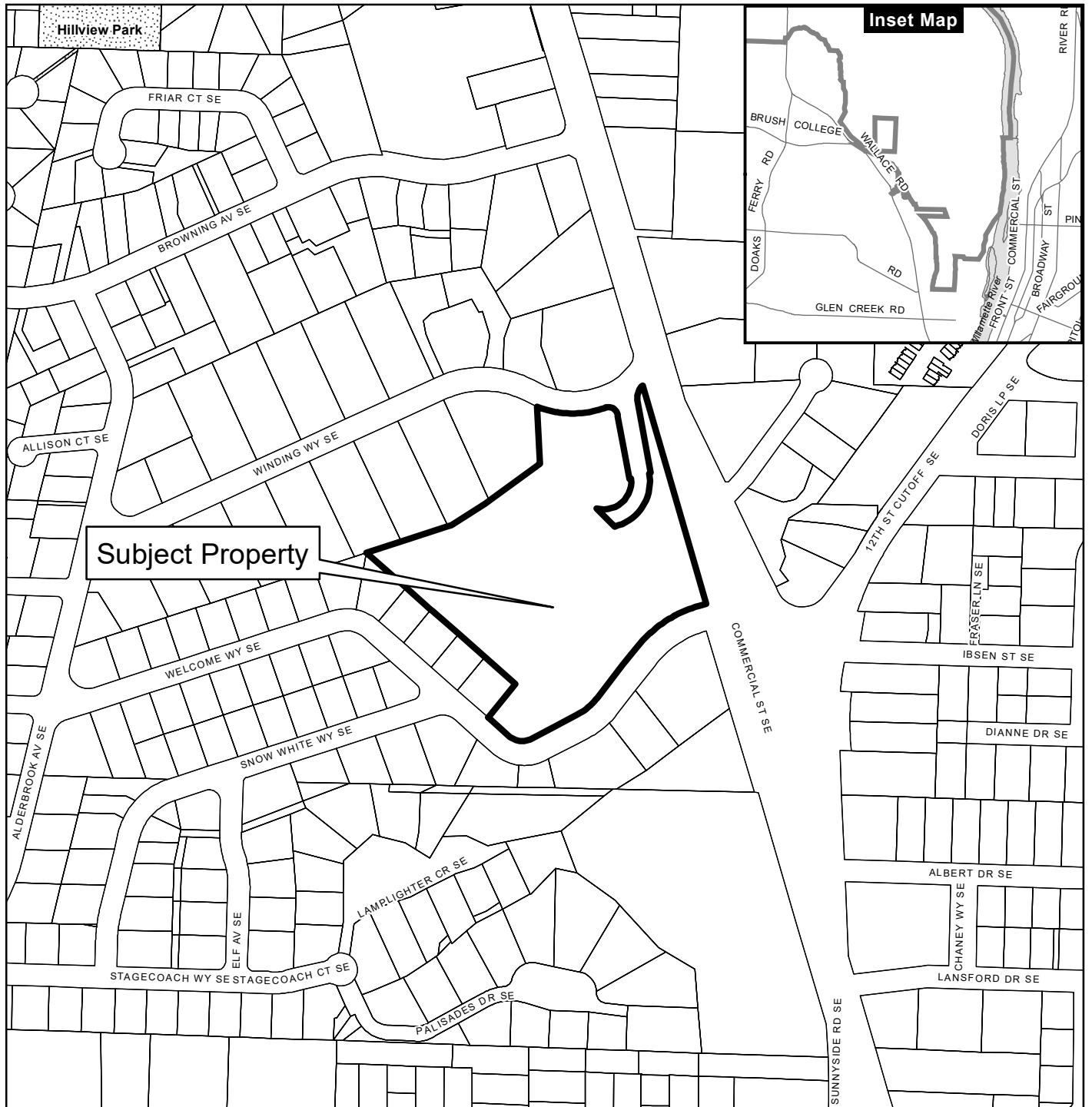


POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907



# Vicinity Map 710 Winding Way SE



## Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet

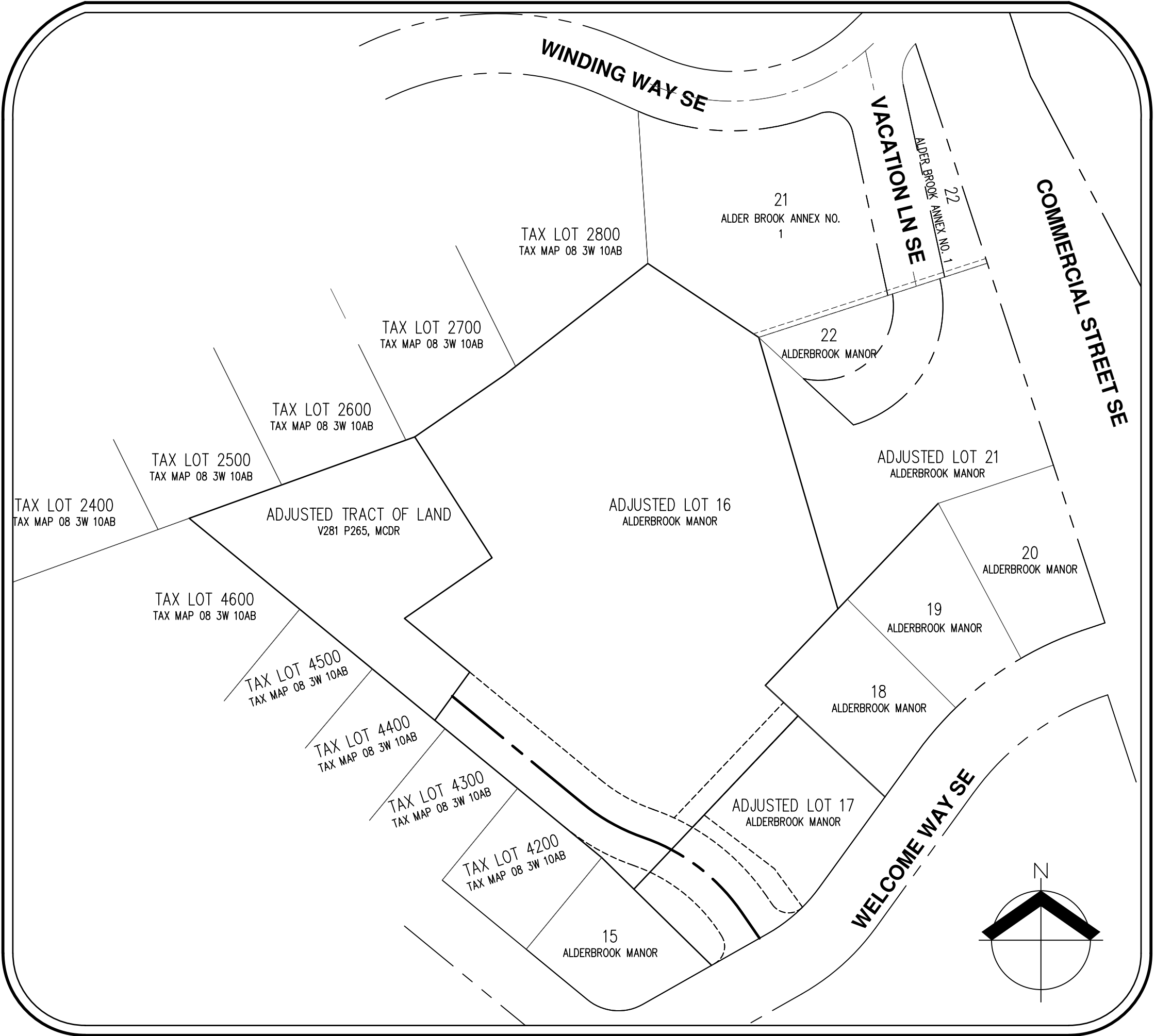


**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

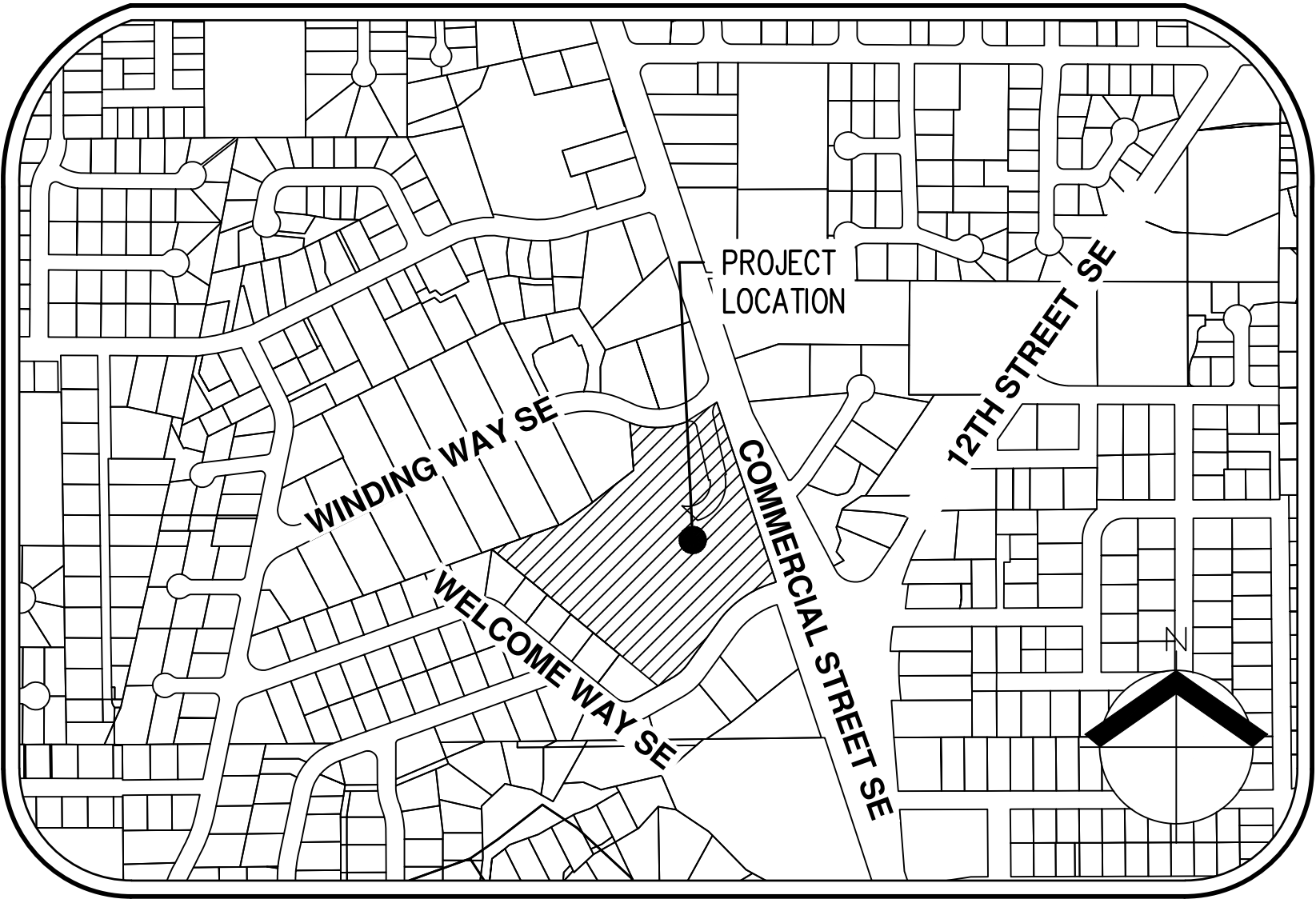
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# 710 WINDING WAY SE

## PROPERTY LINE ADJUSTMENT SERIES



**SITE MAP**  
NTS



**VICINITY MAP**  
NTS

### PROPERTY DESCRIPTION:

A TRACT OF LAND, ORIGINALLY CREATED BY DEED ON MARCH 4, 1043 AND RECORDED ON MARCH 4, 10432, AS VOLUME 281, PAGE 265 (V281 P265), MARION COUNTY DEED RECORDS (MCDR); ALSO LOTS 15, 16, 17, 18, 19, 20, 21 AND 22, BLOCK 1, ALDERBROOK MANOR; ALSO LOTS 21 AND 22, ALDER BROOK ANNEX NO. 1, IN THE CITY OF SALEM, COUNTY OF MARION, STATE OF OREGON.

## SHEET SET INDEX

- P00 PROPERTY LINE ADJUSTMENT COVER SHEET
- P01 EXISTING CONDITIONS PLAN
- P02 PROPERTY LINE ADJUSTMENT 1 PLAN
- P03 PROPERTY LINE ADJUSTMENT 2 PLAN
- P04 PROPERTY LINE ADJUSTMENT 3 PLAN
- P05 CONCEPTUAL COMPOSITE UTILITY PLAN

### SURVEY / LAND USE PLANNING / ARBORIST / CIVIL ENGINEERING FIRM

AKS ENGINEERING & FORESTRY, LLC  
CONTACT: LYLE J. MISBACH, PE, CFM  
3700 RIVER RD N, STE 1  
KEIZER, OR 97303  
PH: 503-400-6028  
FAX: 503-400-7722

### PROPERTY OWNER/APPLICANT

MATTHEW AND SUZANNE BAILEY  
710 WINDING WAY SE  
SALEM, OR 97302

### PROPERTY LOCATION

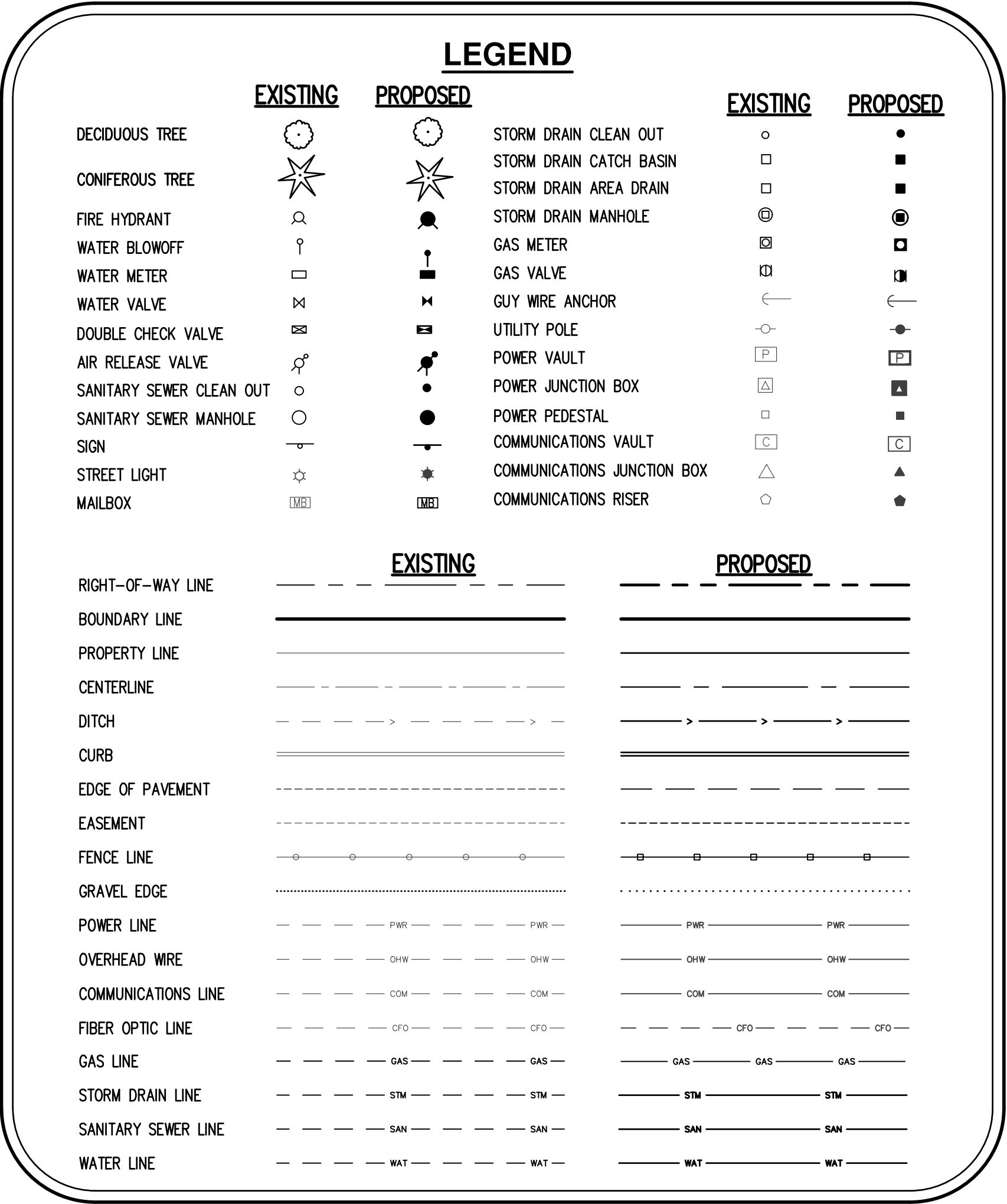
710 WINDING WAY SE  
SALEM, OR 97302

### EXISTING LAND USE

SINGLE FAMILY RESIDENCE

### PROJECT PURPOSE

PROPERTY LINE ADJUSTMENTS



PROPERTY LINE ADJUSTMENT COVER SHEET

710 WINDING WAY SE  
MATTHEW AND SUZANNE BAILEY  
SALEM, OREGON

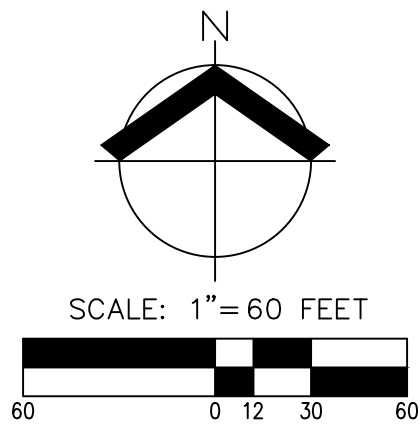
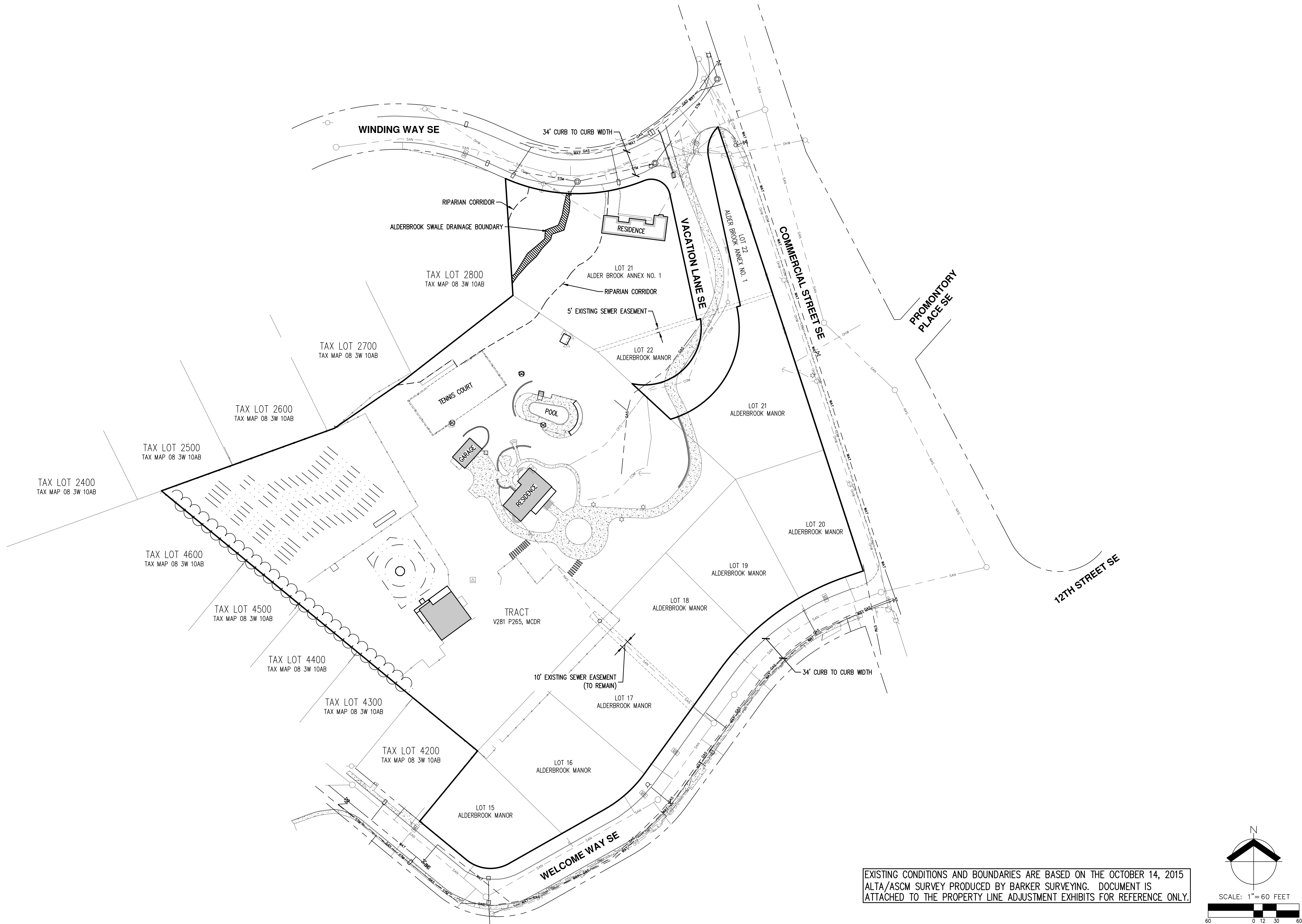
TAX LOT 083W10AB 03400

AKS ENGINEERING & FORESTRY, LLC  
3700 RIVER RD N, STE 1  
KEIZER, OR 97303  
503-400-6028  
WWW.AKS-ENG.COM  
ENGINEERING - SURVEYING - NATURAL RESOURCES  
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

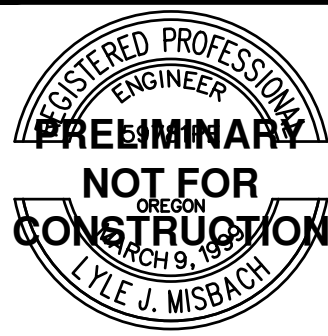
REGISTERED PROFESSIONAL ENGINEER  
OREGON  
LYLE J. MISBACH  
EXPIRES: DEC. 31, 2022  
JOB NUMBER: 5176  
DATE: 04/01/2021  
DESIGNED BY: LJM  
DRAWN BY: SLZ  
CHECKED BY: JMP

P00

AKS DRAWING FILE: 5176 PLA\_EXCOND.DWG | LAYOUT: P01



EXISTING CONDITIONS PLAN  
710 WINDING WAY SE  
MATTHEW AND SUZANNE BAILEY  
SALEM, OREGON



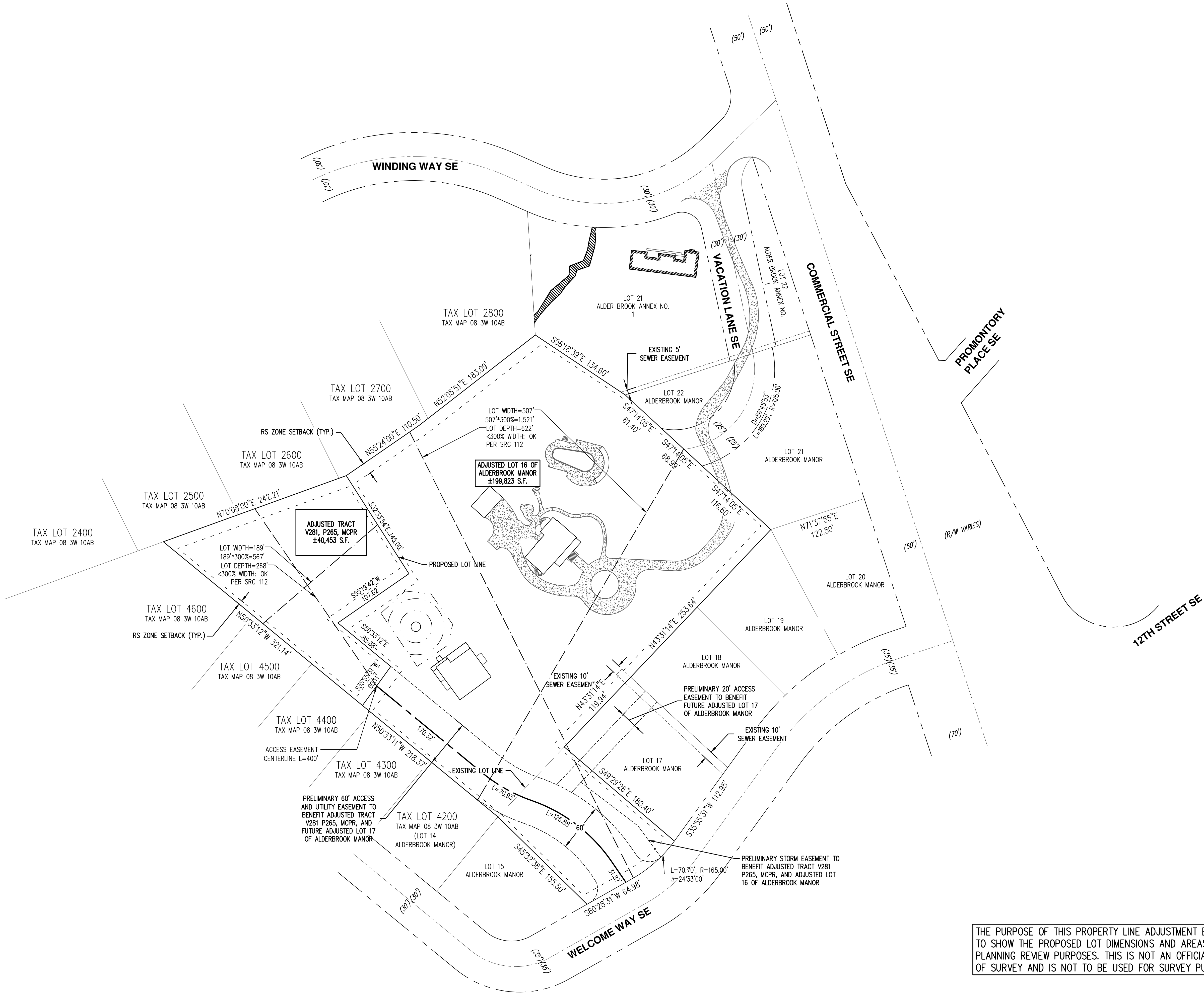
EXPIRES:	DEC. 31, 2022
JOB NUMBER:	5176
DATE:	04/01/2021
DESIGNED BY:	LJM
DRAWN BY:	SLZ
CHECKED BY:	JMP

P01

TAX LOT 083W10AB 03400

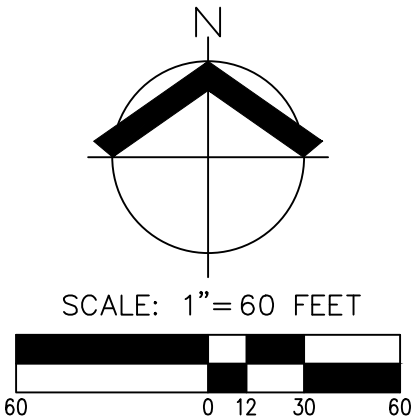


AKS DRAWING FILE: 5176 PLA SERIES LUDWC | LAYOUT: PLA 1



THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT EXHIBIT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING REVIEW PURPOSES. THIS IS NOT AN OFFICIAL RECORD OF SURVEY AND IS NOT TO BE USED FOR SURVEY PURPOSES.

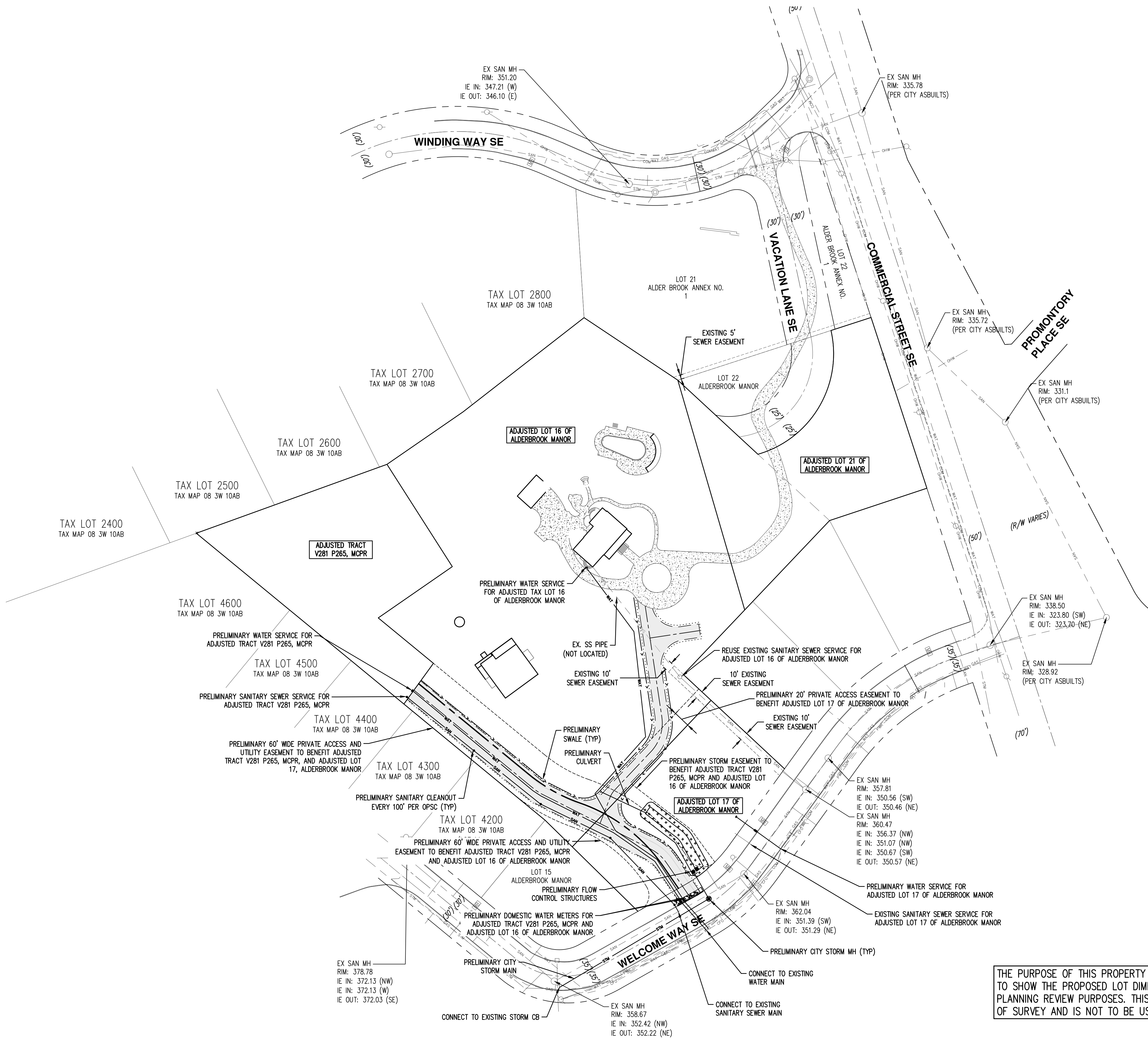
SETBACK TABLE - RS ZONE	
ABUTTING STREET	MIN. 12' LOCAL STREETS MIN. 20' COLLECTOR OR ARTERIAL STREETS
INTERIOR FRONT	12' MIN.
INTERIOR SIDE	5' MIN. FOR NEW BUILDINGS, 3' MIN. FOR EXISTING BUILDINGS
INTERIOR REAR	MIN. 14' APPLICABLE TO ANY PORTION OF A BUILDING NOT MORE THAN ONE-STORY IN HEIGHT  MIN. 20' APPLICABLE TO ANY PORTION OF A BUILDING GREATER THAN ONE-STORY IN HEIGHT



PROPERTY LINE ADJUSTMENT 1 PLAN  
710 WINDING WAY SE  
MATTHEW AND SUZANNE BAILEY  
SALEM, OREGON

REGISTERED PROFESSIONAL ENGINEER  
NOT FOR CONSTRUCTION  
LYLE J. MISBACH  
EXPIRES: DEC. 31, 2022  
JOB NUMBER: 5176  
DATE: 04/01/2021  
DESIGNED BY: LJM  
DRAWN BY: SLZ  
CHECKED BY: JMP

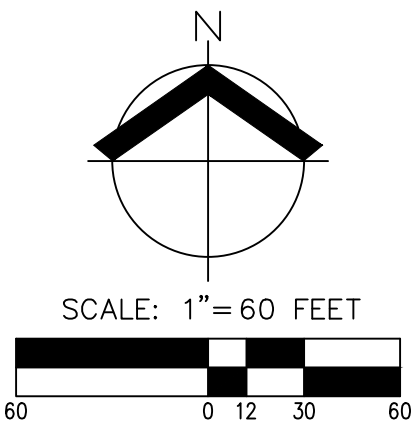
AKS DRAWING FILE: 5176 COMP. UTILITY.DWG | LAYOUT: PL44



THE STORMWATER MANAGEMENT SYSTEM(S) FOR THIS PROJECT CAN BE DESIGNED TO COMPLY WITH THE CURRENT CITY OF SALEM STORMWATER DESIGN STANDARDS AS FOLLOWS:

- APPROXIMATELY 2,300 SQUARE FEET OF THE PROPERTY CAN BE SET ASIDE AS A PRIVATE STORMWATER FACILITY, AS SHOWN ON THIS PLAN. THIS AREA COULD BE UTILIZED TO TREAT THE PROPOSED ±16,200 SQUARE FEET OF NEW IMPERVIOUS AREA FOR THE PRIVATE ACCESS TO THE PROPOSED ADJUSTED LOTS AS WELL AS 2,500 SQUARE FEET FOR A FUTURE HOME AND DRIVEWAY ON THE TWO UNDEVELOPED ADJUSTED LOTS. THE PROPOSED FACILITY IS IN EXCESS OF THE 2,120 SQUARE FEET (10% OF TOTAL IMPERVIOUS SURFACE) SET-ASIDE REQUIREMENT IN SECTION 4E.4 OF THE PUBLIC WORKS DESIGN STANDARDS.
- THE INDIVIDUAL RESIDENTIAL LOTS MAY PROVIDE INDIVIDUAL STORMWATER SYSTEMS WHEN BUILDING PERMITS ARE ISSUED FOR EACH OF THE LOTS OR POTENTIALLY UTILIZE THE ADDITIONAL CAPACITY IN THE SHARED FACILITY. THE EXTENT OF THESE SYSTEMS WILL BE DETERMINED DURING BUILDING PERMIT REVIEW.

THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT EXHIBIT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING REVIEW PURPOSES. THIS IS NOT AN OFFICIAL RECORD OF SURVEY AND IS NOT TO BE USED FOR SURVEY PURPOSES.



## LEGEND

- NEW AC PAVEMENT
- PRIVATE STORMWATER FACILITY
- NEW CONCRETE SIDEWALK/DRIVEWAY
- EDGE OF GRAVEL SHOULDER
- EDGE OF AC PAVEMENT
- PRELIMINARY SANITARY SEWER
- PRELIMINARY STORM DRAIN
- PRELIMINARY SWALE
- PRELIMINARY WATER
- PRELIMINARY EASEMENT
- PRELIMINARY STORM CATCH BASIN
- PRELIMINARY STORM MANHOLE
- PRELIMINARY SANITARY CLEANOUT
- PRELIMINARY WATER METER

## CONCEPTUAL COMPOSITE UTILITY PLAN

710 WINDING WAY SE  
MATTHEW AND SUZANNE BAILEY  
SALEM, OREGON

AKS  
AKS ENGINEERING & FORESTRY, LLC  
5700 RIVER RD N, STE 1  
KEizer, OR 97033  
503.405.0668  
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES  
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

TAX LOT 083W10AB 03400



EXPIRES: DEC. 31, 2022

JOB NUMBER: 5176

DATE: 04/01/2021

DESIGNED BY: LJM

DRAWN BY: SLZ

CHECKED BY: JMP

P05

**After recording, return to:**

Matthew S. Bailey  
710 Winding Way SE  
Salem, OR 97302

**Send tax statements to:**

No Change

## **Property Line Adjustment Deed**

Matthew S. Bailey, hereinafter called Grantor, 710 Winding Way SE, Salem, Oregon 97302, is the owner of real property located in the City of Salem, Marion County, Oregon, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. Matthew S. Bailey, hereinafter called Grantee, 710 Winding Way SE, Salem, Oregon 97302, is the owner of real property located in the City of Salem, Marion County, Oregon, referred to herein as Property B, more particularly described on Exhibit B, which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (Deed) is to effect a property line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 4.1 acres and will hereafter consist of only the land described on Exhibit C, which is attached hereto and incorporated herein by this reference, and Property B will be increased in size by approximately 4.1 acres and will hereafter consist of the land more particularly described on Exhibit D, which is attached hereto and incorporated herein by this reference.

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured properties as described on Exhibits C and D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Marion County, Oregon, described on Exhibit E, which is attached hereto and by this reference incorporated herein.

“BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE



APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.”

The true and actual consideration for this transfer, stated in terms of dollars is zero; however, the actual consideration consists of other property or values which is the whole consideration. The purpose of this Deed is to effect a property line adjustment, and the two parcels are to remain separate and distinct.

This property line adjustment deed is executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

[INSERT GRANTOR NAME]

By: \_\_\_\_\_  
Grantor

\_\_\_\_\_  
Title

STATE OF OREGON                    )  
  ) ss.

County of \_\_\_\_\_)

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public—State of Oregon  
My commission expires: \_\_\_\_\_

[INSERT GRANTEE NAME]

By: \_\_\_\_\_  
Grantee

\_\_\_\_\_  
Title

STATE OF OREGON                    )  
  ) ss.

County of \_\_\_\_\_)

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public—State of Oregon  
My commission expires: \_\_\_\_\_



AKS ENGINEERING & FORESTRY, LLC  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 | www.aks-eng.com

AKS Job #5176

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT A

### Property Line Adjustment 1 of 3 Original Tract 1 Description

A tract of land, originally created by deed on March 4, 1943 and recorded on March 10, 1943, Volume 281, Page 265, Marion County Deeds, located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats; thence along the northeasterly line of said Lot 14 and the northwesterly extension thereof, North  $50^{\circ}33'12''$  West 539.52 feet to the northerly corner of Lot 10 of said Block 1, also being on the southerly line of the plat "Alder Brook Annex No. 1", Volume 13, Page 39, Marion County Book of Town Plats; thence along said southerly line the following three (3) courses: North  $70^{\circ}08'00''$  East 242.21 feet; North  $55^{\circ}24'00''$  East 110.50 feet; North  $52^{\circ}05'51''$  East 183.09 feet to the westerly southwesterly corner of Lot 21 of said plat; thence along the southwesterly line of said Lot 21, South  $56^{\circ}18'39''$  East 134.60 feet to the northwesterly corner of Lot 22, Block 1 of said plat "Alderbrook Manor"; thence along the southwesterly line of said Lot 22 and the southeasterly extension thereof, South  $47^{\circ}14'05''$  East 247.00 feet to the northerly corner of Lot 19 of said Block 1; thence along the northwesterly line of said Lot 19 and the southwesterly extension thereof, South  $43^{\circ}31'14''$  West 493.63 feet to the Point of Beginning.

The above described tract of land contains 5.02 acres, more or less.

1/21/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/22



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AKS Job #5176

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT B

### Property Line Adjustment 1 of 3 Original Tract 2 Description

Lot 16, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats, located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats, also being the westerly corner of said Lot 16; thence along the northwesterly line of said Lot 16, North  $43^{\circ}31'14''$  East 120.06 feet to the northerly corner of said Lot 16; thence along the northeasterly line of said Lot 16, South  $49^{\circ}29'26''$  East 180.40 feet to the northwesterly right-of-way line of Welcome Way SE (35.00 feet from centerline); thence along said northwesterly right-of-way line on a non-tangent curve to the right (Radial Bearing North  $54^{\circ}04'36''$  West) with a Radius of 165.00 feet, a Delta of  $24^{\circ}33'14''$ , a Length of 70.71 feet, and a Chord of South  $48^{\circ}12'01''$  West 70.17 feet; thence continuing along said northwesterly right-of-way line, South  $60^{\circ}28'39''$  West 64.98 feet to the southerly corner of said Lot 16; thence along the southwesterly line of said Lot 16, North  $45^{\circ}32'38''$  West 155.50 feet to the Point of Beginning.

The above described tract of land contains 21,776 square feet, more or less.

1/21/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/22



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AKS Job #5176

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT C

### Property Line Adjustment 1 of 3 Adjusted Tract 1 Description

A tract of land located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats; thence along the northeasterly line of said Lot 14 and the northwesterly extension thereof, North  $50^{\circ}33'12''$  West 225.39 feet to the Point of Beginning; thence continuing along said northwesterly extension, North  $50^{\circ}33'12''$  West 314.13 feet to the northerly corner of Lot 10 of said Block 1, also being on the southerly line of the plat "Alder Brook Annex No. 1", Volume 13, Page 39, Marion County Book of Town Plats; thence along said southerly line, North  $70^{\circ}08'00''$  East 242.21 feet; thence leaving said southerly line, South  $32^{\circ}33'54''$  East 145.00 feet; thence South  $55^{\circ}19'42''$  West 107.62 feet; thence South  $50^{\circ}33'10''$  East 78.36 feet; thence South  $35^{\circ}55'31''$  West 60.11 feet to the Point of Beginning.

The above described tract of land contains 40,033 square feet, more or less.

1/21/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEW: 6/30/22





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12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
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AKS Job #5176

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Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT D

### Property Line Adjustment 1 of 3 Adjusted Parcel 2 Description

A tract of land located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats; thence along the northeasterly line of said Lot 14 and the northwesterly extension thereof, North 50°33'12" West 225.39 feet; thence leaving said northwesterly extension, North 35°55'31" East 60.11 feet; thence North 50°33'10" West 78.36 feet; thence North 55°19'42" East 107.62 feet; thence North 32°33'54" West 145.00 feet to the southerly line of the plat "Alder Brook Annex No. 1", Volume 13, Page 39, Marion County Book of Town Plats; thence along said southerly line, North 55°24'00" East 110.50 feet; thence continuing along said southerly line, North 52°05'51" East 183.09 feet to the westerly southwesterly corner of Lot 21 of said plat; thence along the southwesterly line of said Lot 21, South 56°18'39" East 134.60 feet to the northwesterly corner of Lot 22, Block 1 of said plat "Alderbrook Manor"; thence along the southwesterly line of said Lot 22 and the southeasterly extension thereof, South 47°14'05" East 247.00 feet to the northerly corner of Lot 19 of said Block 1; thence along the northwesterly line of said Lot 19 and the southwesterly extension thereof, South 43°31'14" West 373.57 feet to the northerly corner of said Lot 16; thence along the northeasterly line of said Lot 16, South 49°29'26" East 180.40 feet to the northwesterly right-of-way line of Welcome Way SE (35.00 feet from centerline); thence along said northwesterly right-of-way line on a non-tangent curve to the right (Radial Bearing North 54°04'36" West) with a Radius of 165.00 feet, a Delta of 24°33'14", a Length of 70.71 feet, and a Chord of South 48°12'01" West 70.17 feet; thence continuing along said northwesterly right-of-way line, South 60°28'39" West 64.97 feet to the southerly corner of said Lot 16; thence along the southwesterly line of said Lot 16, North 45°32'38" West 155.50 feet to the Point of Beginning.

The above described tract of land contains 4.60 acres, more or less.

1/21/2021





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OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT E

### Property Line Adjustment 1 of 3 Transferred Area Description

A tract of land located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats; thence along the northeasterly line of said Lot 14 and the northwesterly extension thereof, North 50°33'12" West 225.39 feet; thence leaving said northwesterly extension, North 35°55'31" East 60.11 feet; thence North 50°33'10" West 78.36 feet; thence North 55°19'42" East 107.62 feet; thence North 32°33'54" West 145.00 feet to the southerly line of the plat "Alder Brook Annex No. 1", Volume 13, Page 39, Marion County Book of Town Plats; thence along said southerly line, North 55°24'00" East 110.50 feet; thence continuing along said southerly line, North 52°05'51" East 183.09 feet to the westerly southwesterly corner of Lot 21 of said plat; thence along the southwesterly line of said Lot 21, South 56°18'39" East 134.60 feet to the northwesterly corner of Lot 22, Block 1 of said plat "Alderbrook Manor"; thence along the southwesterly line of said Lot 22 and the southeasterly extension thereof, South 47°14'05" East 247.00 feet to the northerly corner of Lot 19 of said Block 1; thence along the northwesterly line of said Lot 19 and the southwesterly extension thereof, South 43°31'14" West 493.63 feet to the Point of Beginning.

The above described tract of land contains 4.10 acres, more or less.

1/21/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEW: 6/30/22