

REQUEST FOR COMMENTS

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

REGARDING: Property Line Adjustment Case No. PLA21-08

PROJECT ADDRESS: 710 Winding Way SE, Salem OR 97302

AMANDA Application No.: 21-104981-LD

COMMENT PERIOD ENDS: October 14, 2021

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

REQUEST: The second in a series of three property line adjustments to relocate an existing property line between a parcel approximately 4.6 acres and a parcel of 20,064 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 4.35 acres and a parcel of 30,925 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.

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

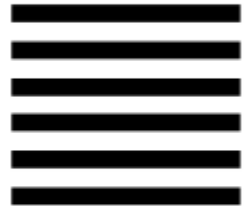


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

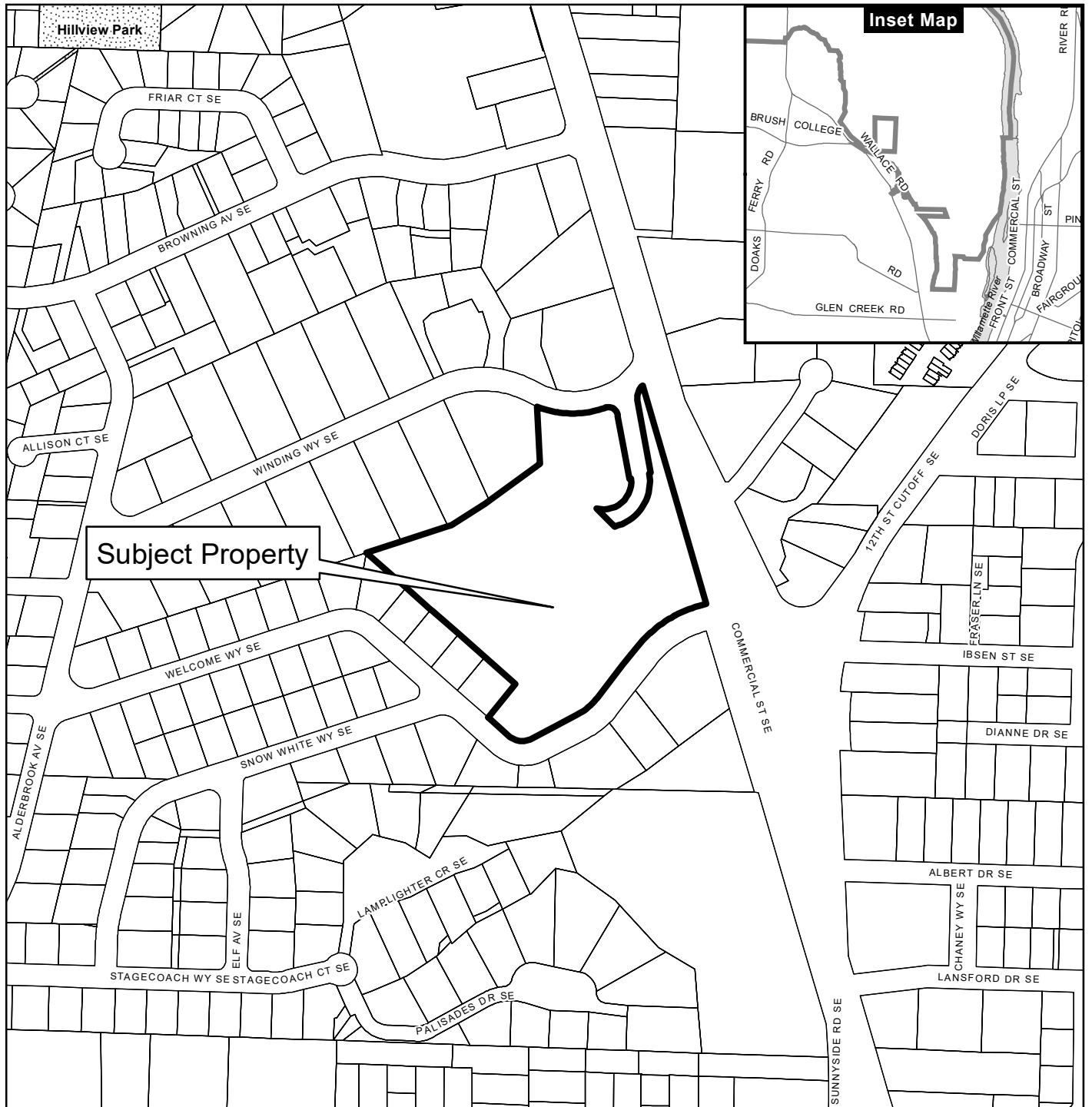


POSTAGE WILL BE PAID BY ADDRESSEE

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

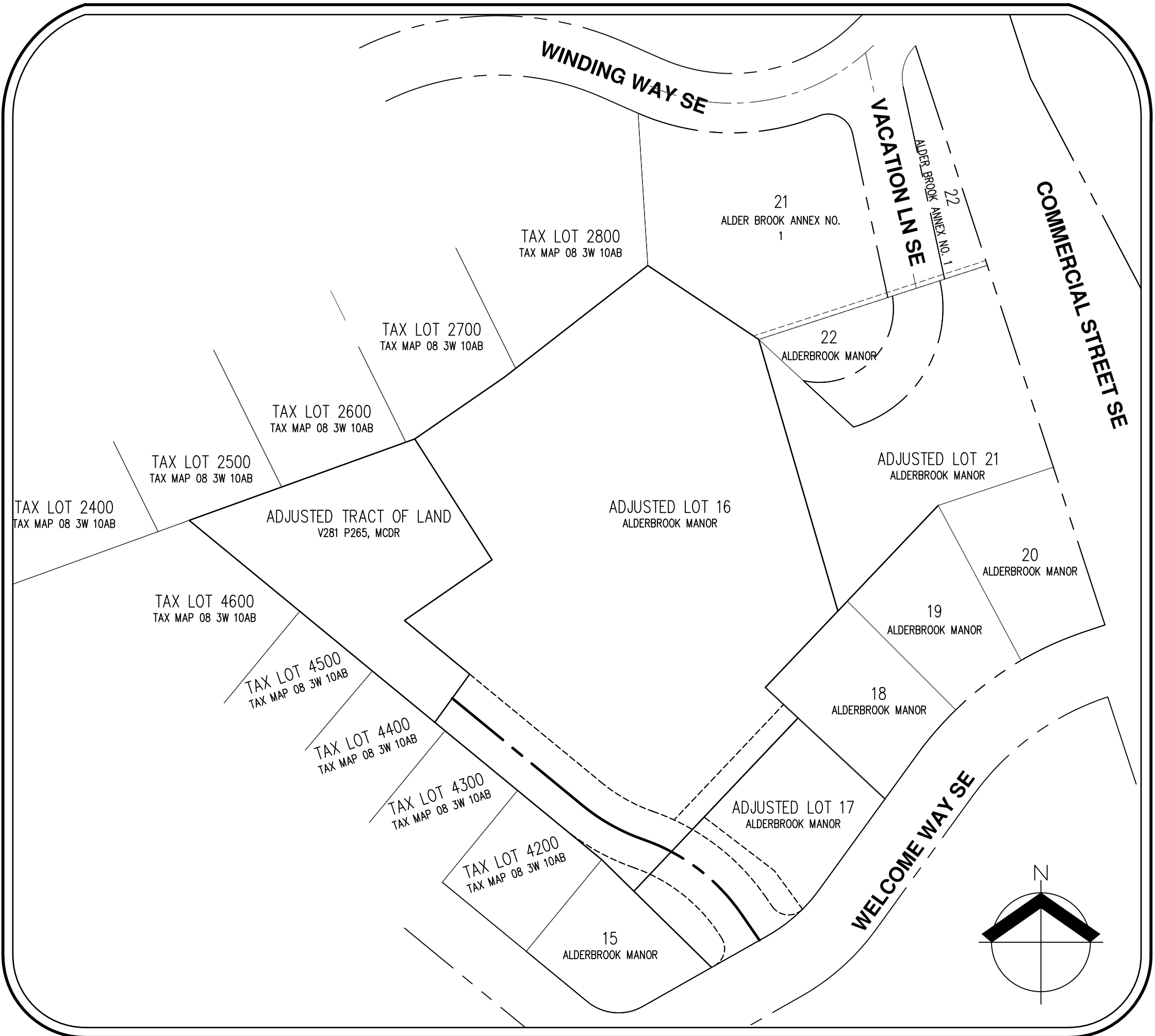


CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

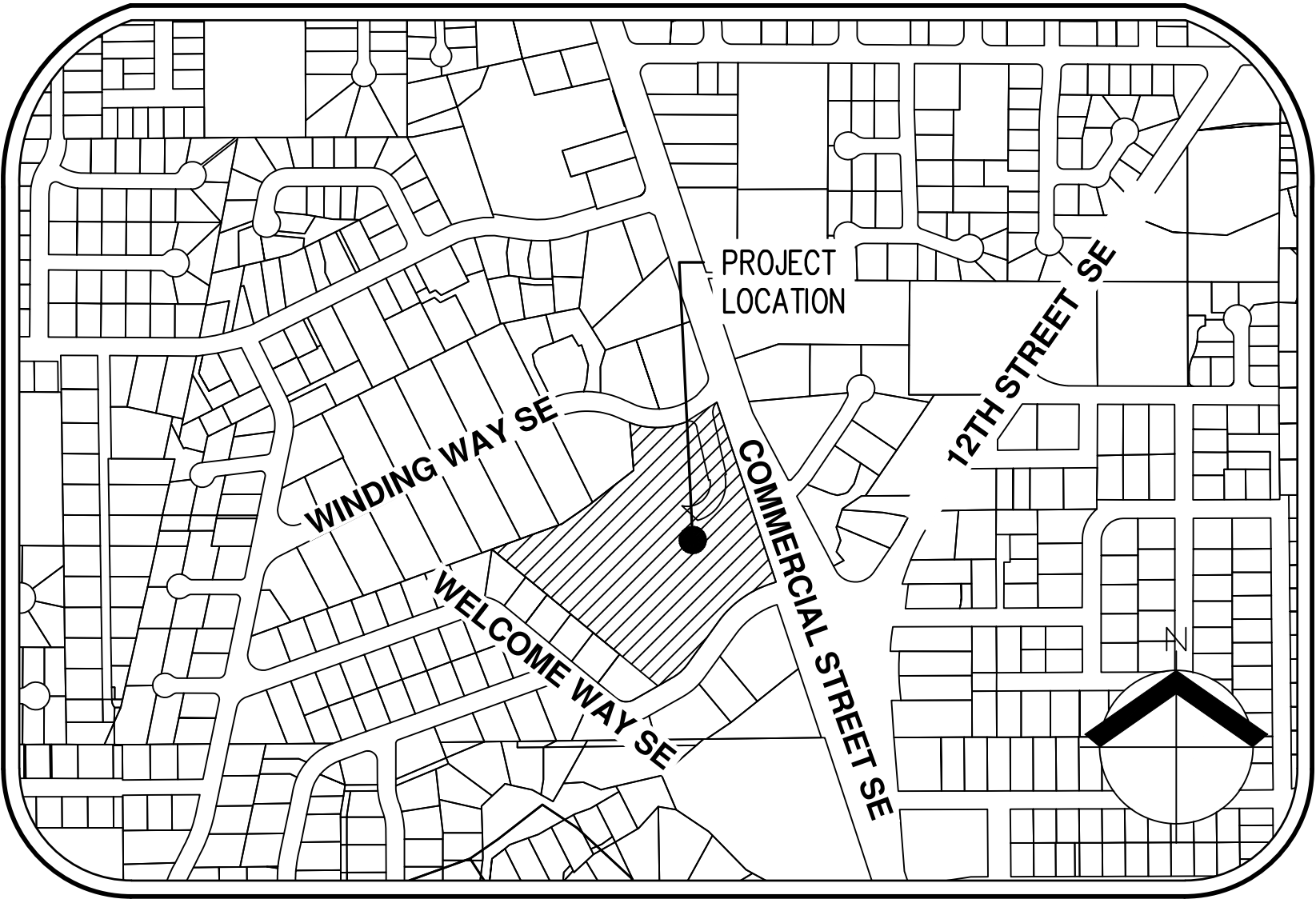
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710 WINDING WAY SE

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

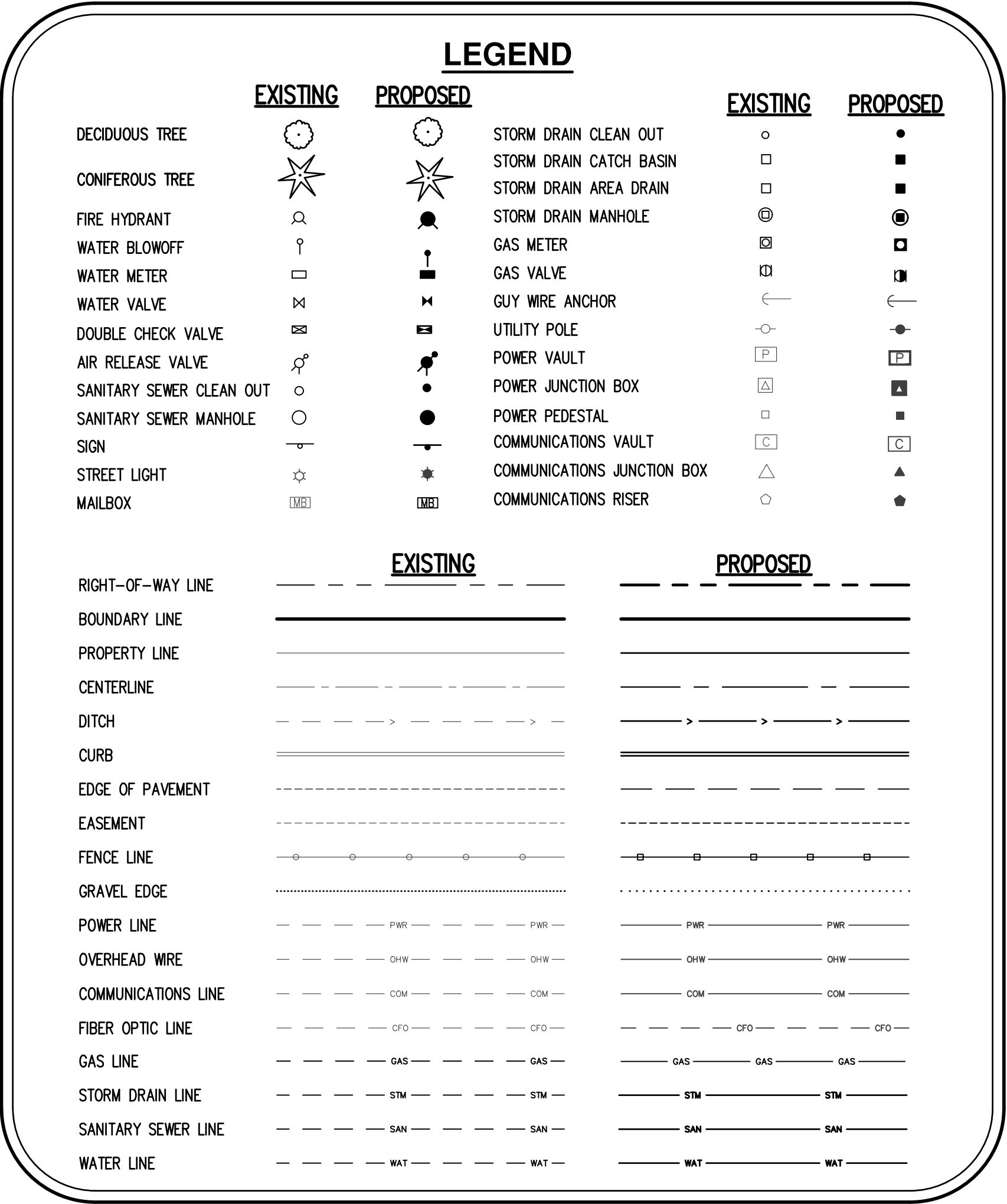
710 WINDING WAY SE
SALEM, OR 97302

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

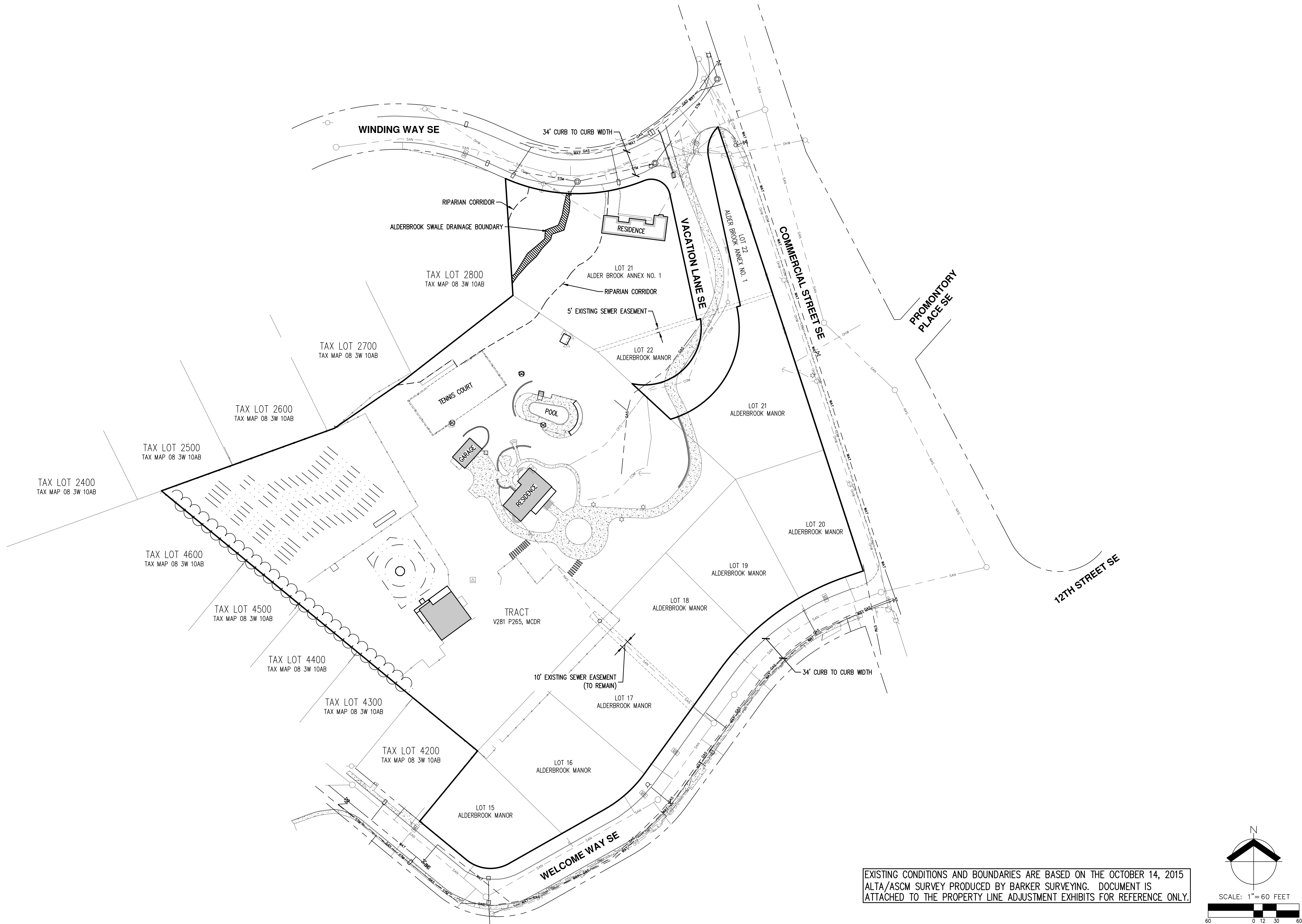
TAX LOT 083W10AB 03400

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

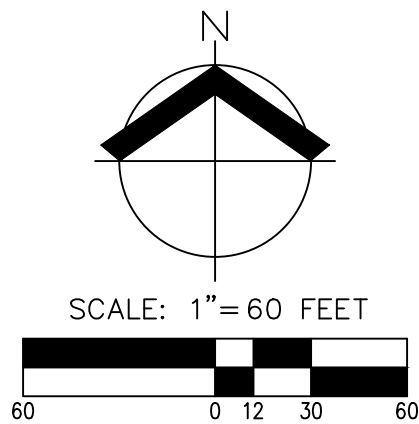
REGISTERED PROFESSIONAL ENGINEER
LYLE J. MISBACH
NOT FOR CONSTRUCTION
EXPIRES: DEC. 31, 2022
JOB NUMBER: 5176
DATE: 04/01/2021
DESIGNED BY: LJM
DRAWN BY: SLZ
CHECKED BY: JMP

P00

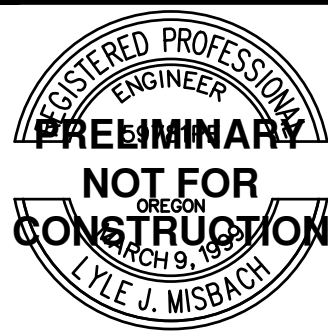
AKS DRAWING FILE: 5176 PLA_EXCOND.DWG | LAYOUT: P01



EXISTING CONDITIONS AND BOUNDARIES ARE BASED ON THE OCTOBER 14, 2015 ALTA/ASCM SURVEY PRODUCED BY BARKER SURVEYING. DOCUMENT IS ATTACHED TO THE PROPERTY LINE ADJUSTMENT EXHIBITS FOR REFERENCE ONLY.



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

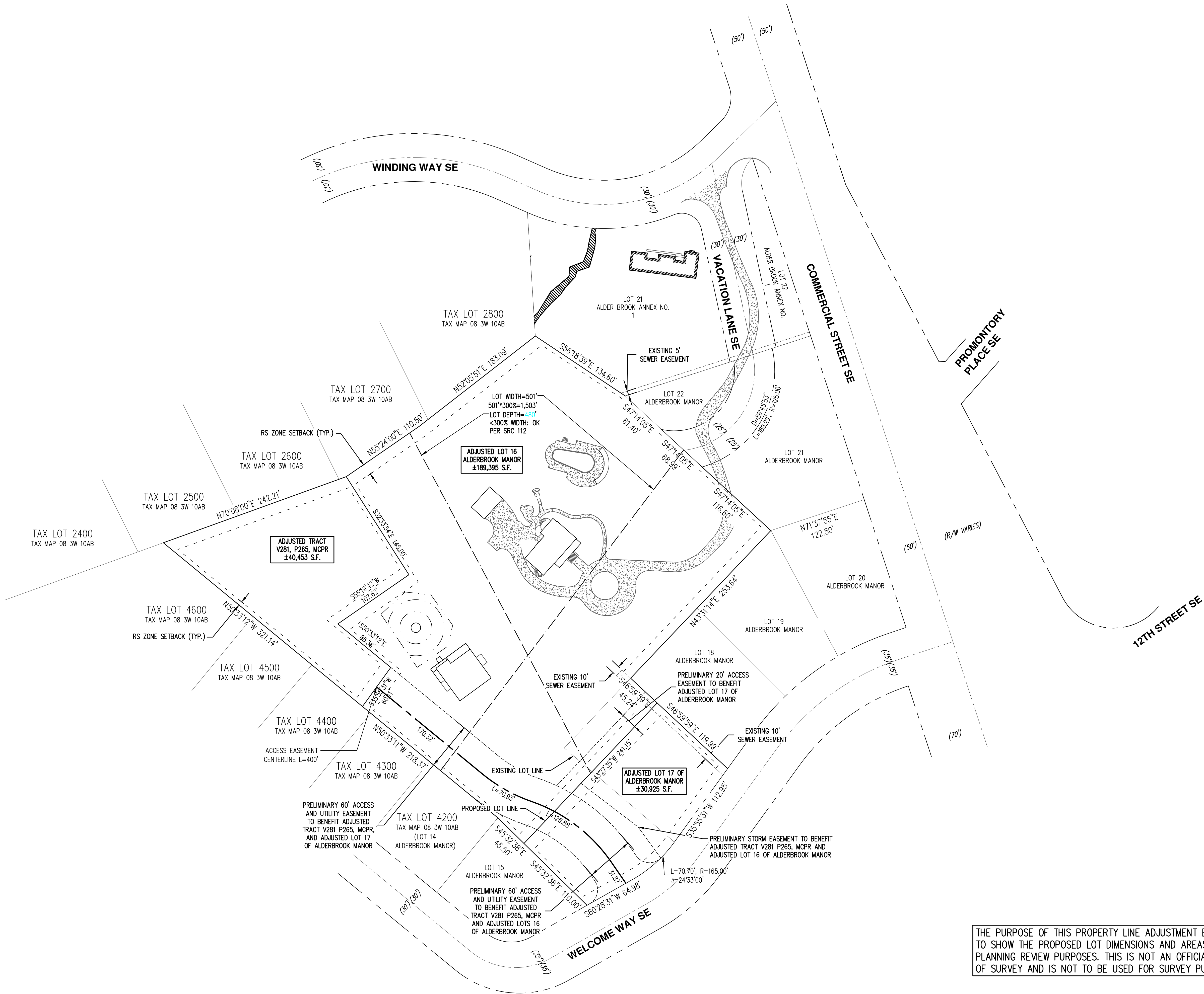


EXPIRES:	DEC. 31, 2022
JOB NUMBER:	5176
DATE:	04/01/2021
DESIGNED BY:	LJM
DRAWN BY:	SLZ
CHECKED BY:	JMP

P01

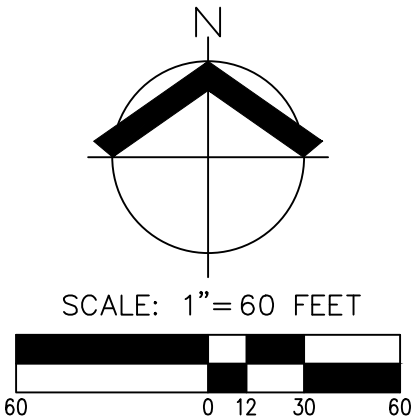
TAX LOT 083W10AB 03400

AKS DRAWING FILE: 5176 PLA SERIES LUDOWE | LAYOUT: PLA 2



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



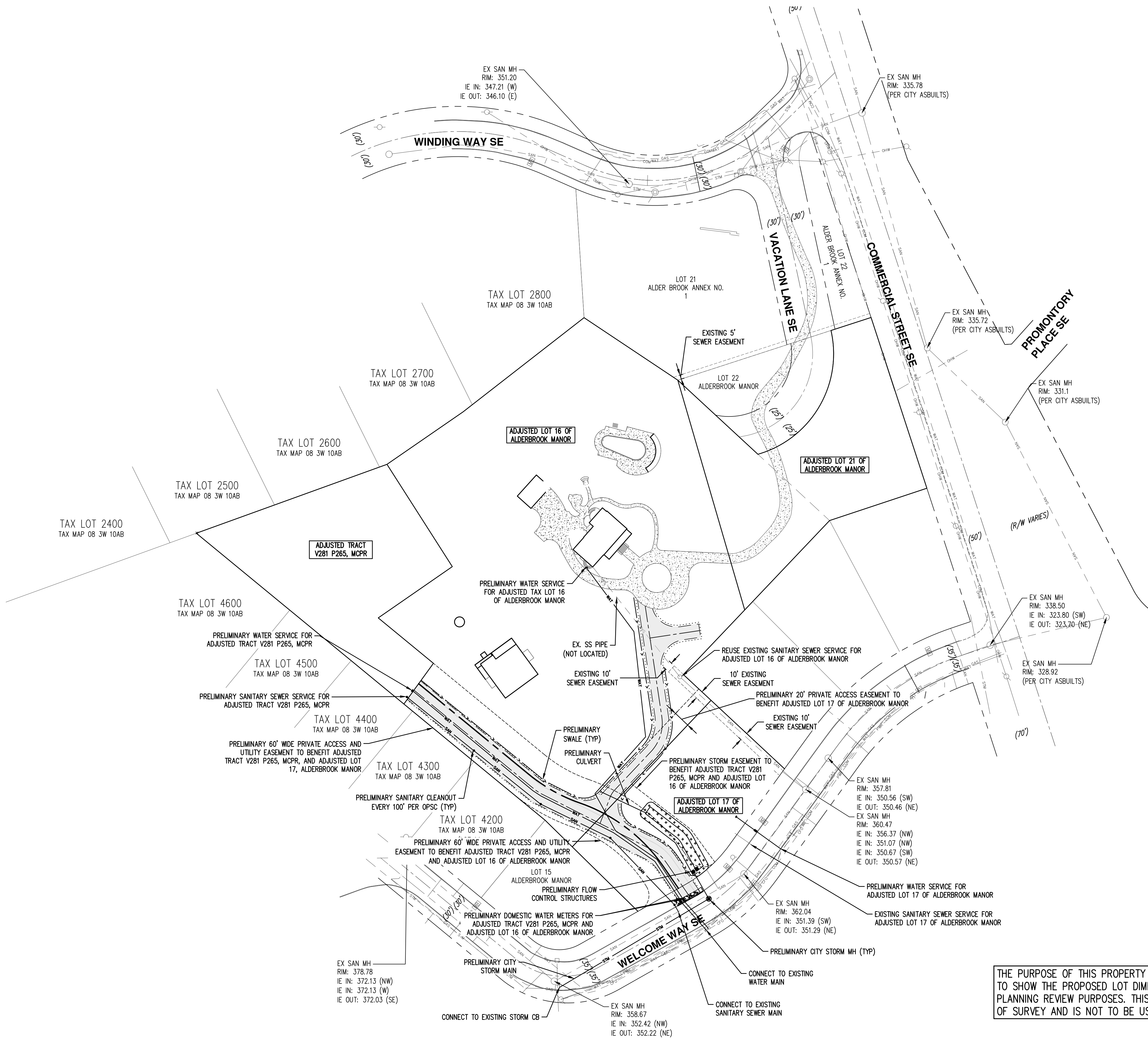
PROPERTY LINE ADJUSTMENT 2 PLAN
710 WINDING WAY SE
MATTHEW AND SUZANNE BAILEY
SALEM, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
Lyle J. Misbach
EXPIRES: DEC. 31, 2022

NOT FOR CONSTRUCTION

JOB NUMBER: 5176
DATE: 04/01/2021
DESIGNED BY: LJM
DRAWN BY: SLZ
CHECKED BY: JMP

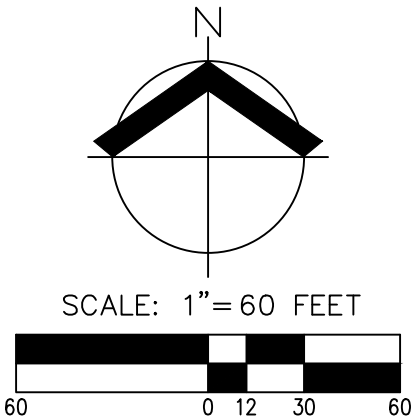
AKS DRAWING FILE: 5176 COMP. UTILITY.DWG | LAYOUT: PL44



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

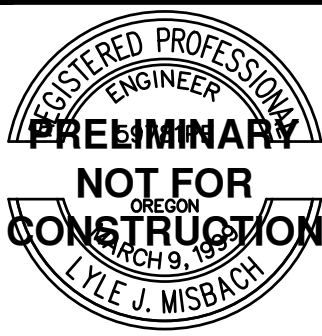
CONCEPTUAL COMPOSITE UTILITY PLAN

710 WINDING WAY SE
MATTHEW AND SUZANNE BAILEY
SALEM, OREGON

AKS
AKS ENGINEERING & FORESTRY, LLC
5700 RIVER RD N, STE 1
KEIZER, OR 97031
503.400.0688
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 10,861 square feet 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 10,861 square feet 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 2 of 3 Original 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:

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 Block 1; thence along the southwesterly line of said Lot 21, South 56°18'39" East 134.60 feet to the northwesterly corner of Lot 22 of said Block 1; 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°12'05" 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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/22



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 B

Property Line Adjustment 2 of 3
Original Tract 2 Description

Lot 17, 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:

Commencing at the easterly corner of Lot 14 of said Block 1; thence along the northeasterly extension of the southeasterly line of said Lot 14 North 43°31'14" East 120.06 feet to the Point of Beginning and the westerly corner of said Lot 17; thence along the northwesterly line of said Lot 17, North 43°31'14" East 119.94 feet to the northerly corner of said Lot 17; thence along the northeasterly line of said Lot 17, South 46°59'59" East 165.23 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, South 35°55'31" West 112.95 feet to the southerly corner of said Lot 17; thence along the southwesterly line of said Lot 17, North 49°29'26" West 180.40 feet to the Point of Beginning.

The above described tract of land contains 20,064 square feet, more or less.

1/21/2021





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 C

Property Line Adjustment 2 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:

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 Block 1; thence along the southwesterly line of said Lot 21, South 56°18'39" East 134.60 feet to the northwesterly corner of Lot 22 of said Block 1; 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 253.63 feet to the northerly corner of Lot 17 of said Block 1; thence along the northeasterly line of said Lot 17, South 46°59'59" East 45.24 feet; thence leaving said northeasterly line, South 43°27'35" West 241.15 feet to the southwesterly line of Lot 16 of said Block 1; thence along said southwesterly line, North 45°32'38" West 45.50 feet to the Point of Beginning.

The above described tract of land contains 4.35 acres, more or less.

1/21/2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/22



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 D

Property Line Adjustment 2 of 3 Adjusted Tract 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:

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 southeasterly line of Lot 16 of said Block 1, South $45^{\circ}32'38''$ East 45.50 feet to the Point of Beginning; thence leaving said southwesterly line, North $43^{\circ}27'35''$ East 241.15 feet to the northeasterly line of Lot 17 of said Block 1; thence along said northeasterly line, South $46^{\circ}59'59''$ East 119.99 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 the following three (3) courses: South $35^{\circ}55'31''$ West 112.95 feet; a non-tangent curve to the right (Radial Bearing North $54^{\circ}24'36''$ 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 $48^{\circ}12'05''$ West 70.17 feet; South $60^{\circ}28'39''$ West 64.97 feet to the southerly corner of said Lot 16; thence along the southwesterly line of said Lot 16, North $45^{\circ}32'38''$ West 110.00 feet to the Point of Beginning.

The above described tract of land contains 30,925 square feet, more or less.

1/21/2021





AKS ENGINEERING & FORESTRY, LLC
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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 E

Property Line Adjustment 2 of 3 Tract 1 to Tract 2 Transferred Area Description

Two tracts 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:

Transfer Area 1 (Tract 1 to Tract 2)

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, also being the westerly corner of Lot 16 of said Block 1; thence along the southeasterly line of said Lot 16, South 45°32'38" East 45.50 feet to the Point of Beginning; thence leaving said southwesterly line, North 43°27'35" East 123.19 feet to the northeasterly line of said Lot 16; thence along said northeasterly line, South 49°29'26" East 134.98 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°12'05" West 70.17 feet; thence 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 110.00 feet to the Point of Beginning.

The above described tract of land contains 16,251 square feet, more or less.

Transfer Area 2 (Tract 2 to Tract 1)

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, also being the westerly corner of Lot 16 of said Block 1; thence along the northwesterly line of said Lot 16, North 43°31'14" East 120.06 feet to the westerly corner of Lot 17 of said Block 1 and the Point of Beginning; thence along the northwesterly line of said Lot 17, North 43°31'14" East 119.94 feet to the westerly corner of Lot 18 of said Block 1; thence along the southwesterly line of said Lot 18, South 46°59'59" East 45.24 feet; thence leaving said southwesterly line, South 43°27'35" West 117.96 feet to the southwesterly line of said Lot 17; thence along said southwesterly line, North 49°29'26" West 45.42 feet to the Point of Beginning.

1/21/2021

The above described tract of land contains 5,388 square feet, more or less.

