

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

## PLANNING ADMINISTRATOR DECISION FOR PROPERTY LINE ADJUSTMENT

**CASE NO.:** PLA21-08  
**AMANDA NO.:** 21-104981-LD  
**DATE OF DECISION:** November 2, 2021  
**PROPERTY LOCATION:** 710 Winding Way SE  
**APPLICANT(S):** Curt Fisher, AKS Engineering and Forestry, LLC  
for Matthew Bailey

### REQUEST

The second in a series of three property line adjustments to relocate an existing property line between a properties approximately 4.6 acres and a parcel of 20,064 sq. ft. located at 710 Winding Way (Marion County Assessor map and Tax Lot 083W10AB / 3400) and zoned RS (Single Family Residential), resulting in a parcel of 4.35 acres and a parcel of 30,925 sq. ft.

### FINDINGS

The proposed property line adjustment affects properties at 710 Winding Way SE (**Attachment A**). The proposed property line adjustment relocates the common property line between two abutting, existing units of land within a single tax lot (Marion County Assessor map and Tax Lot 083W10AB /3400), resulting in properties 189,395 sq. ft. (4.35 acres) and 30,925 sq. ft. (**Attachment B**).

The subject properties of this PLA are Adjusted Property B of PLA21-07 and Lot 17 of Alderbrook Manor subdivision (Property C). Marion County Tax Lot 083W10AB/3400, at the time of this decision, includes legally created properties from several subdivisions (Alderbrook Manor and Alderbrook Annex No. 1), as well as a lot originally described in Volume 281, Page 265 of the Marion County Deed Records (V281, P265 MCDR).

#### **A. City Department and Public Agency Comments**

1. The City of Salem Building and Safety Division reviewed the proposal and indicated no concerns with the proposal.
2. The Salem City Fire Department reviewed the proposal and indicated that they have no concerns with the proposal. Items including Fire Department Access and water supply will be required to be provided for any new construction and maintained to the existing structure.
3. The City of Salem Surveyor reviewed the proposal and commented:

At the time of final PLA submittal, the application shall provide the required field survey and Deed as per the statute and code requirements outlined in the Oregon Revised Statutes (ORS) and the Salem Revised Code (SRC). If said documents are not in compliance with the requirements



outlined in the ORS and the SRC, as per SRC 205.055, the approval of the final property line adjustment application by the City Surveyor may be delayed or held indefinitely based on the non-compliant violation.

## **B. Property Line Adjustment Approval Criteria**

Pursuant to SRC 205.055(a), a property line adjustment is required to relocate or eliminate all or a portion of a common property line between two abutting units of land that were lawfully established, as defined by ORS 92.010(3)(a), or to incorporate into another unit of land, as provided by ORS 92.010(9)(e), excess right-of-way that was acquired for street or other right-of-way purposes and subsequently sold by a public body.

Property line adjustments shall not be used to create an additional unit of land, or to create units of land that are non-conforming. No property line shall be relocated or eliminated without property line adjustment approval as set forth in this section.

SRC 205.055(d) establishes the following approval criteria which must be met in order for a property line adjustment to be approved:

### **Analysis of Property Line Adjustment Approval Criteria**

#### **(1) The property line adjustment will not create an additional unit of land.**

**Finding:** The proposed property line adjustment relocates the common property line between two existing properties, Adjusted Property B of PLA21-07 (Adjusted Lot 16 of Alderbrook Manor) and Property C (Lot 17 of Alderbrook Manor subdivision) as shown on Attachment B. The proposed property line adjustment would not create an additional unit of land. This criterion is met.

#### **(2) The property line adjustment will not create nonconforming units of land or nonconforming development or increase the degree of nonconformity in existing units of land or existing development.**

**Finding:** The lots resulting from the proposed property line adjustment utilize a flag lot accessway 400 feet in length, which is an allowed length for an accessway that serves three lots, per SRC 800.025. The accessway will serve Adjusted Property A (adjusted tract V218, P265 MCRP, adjusted via PLA21-07), Adjusted Property B (Adjusted Lot 16 of Alderbrook Manor Subdivision), and Adjusted Property C (Adjusted Lot 17 of Alderbrook Manor).

Both proposed lots meet the minimum area, width, depth and street frontage requirements of the underlying zone (RS – Single Family Residential):

<b>Minimum Standard per SRC 511.010, Table 511.2</b>	<b>Adjusted Property B</b>	<b>Adjusted Property C</b>
Lot Area (Single Family) – 4,000 sq. ft. min.	189,395 sq. ft.	30,925 sq. ft.



Lot Width (all uses) – 40 ft. min.	501 ft.	241 ft.
Lot Depth (single family) – 70 ft. min., maximum 300% of average lot width.	480 ft. (max 1,503 ft.)	115 ft. (max 723 ft.)
Street Frontage (single family) – 40 ft. min.	Provided via flag lot accessway	248 ft.

The existing home located on Adjusted Property B (Adjusted Lot 16 of Alderbrook Manor) meets the minimum setbacks for a single-family home in the zone. Conformance with the development standards of the RS Zone for the undeveloped lots will be completed at the time of building permit.

The proposed lots do not create nonconforming pieces of land or increase the degree of nonconformity in existing units of land. This standard is met.

- (3) The property line adjustment involves only units of land that were lawfully established, where the instruments creating the units of land have been properly recorded.**

**Finding:** The proposed property line adjustment relocates the common property line between two units of land.

Adjusted Property B (Adjusted Lot 16 of Alderbrook Manor) was created through a previous Property Line Adjustment, see Case No. PLA21-07.

Property C (Lot 17 of Alderbrook Manor) was lawfully established through the land division process which established the Alderbrook Manor subdivision.

The units of land were therefore lawfully established. Because the proposed property line adjustment involves two lawfully established units of land, this criterion is met.

- (4) The property line adjustment is not prohibited by any existing City land use approval, or previous condition of approval, affecting one or both of the units of land.**

**Finding:** There are no existing land use approvals or previous conditions of approval applicable to the properties that would prohibit the proposed property line adjustment, therefore this criterion is met.

- (5) The property line adjustment does not involve the relocation or elimination of any public easement or right-of-way.**

**Finding:** The proposed property line adjustment does not relocate or eliminate any easements or public right-of-way. Therefore, this criterion is met.

- (6) The property line adjustment does not adversely affect the availability or access to public and private utilities or streets.**



**Finding:** The proposed property line adjustment relocates the common property line between two abutting units of land. Both units of land have access to public streets, and the proposal does not affect access to utilities or streets for the existing homes. Therefore, the proposed property line adjustment does not affect availability or access to public and private utilities or streets. This criterion is met.

## **CONCLUSION**

Based upon the requirements of SRC 205.055, the proposed property line adjustment has been reviewed for compliance with the applicable standards and criteria of the Unified Development Code (UDC). The Planning Administrator certifies that the proposed property line adjustment is in conformance with the UDC, provided compliance occurs with any applicable items noted above.

The applicant is required to have the property line adjustment surveyed and monumented, and legal descriptions prepared and recorded, per SRC 205.055(f) and (g). The surveyor of record takes the survey and legal descriptions to the appropriate county for recording.

It is the owner/developer's responsibility to record all necessary documentation with the appropriate county. To expedite any future land use applications or building permits, submit a copy of the recorded survey and deed with your application(s).

If you have any questions regarding items in this decision, please feel free to contact me at 503-540-2347 or [kstraus@cityofsalem.net](mailto:kstraus@cityofsalem.net).



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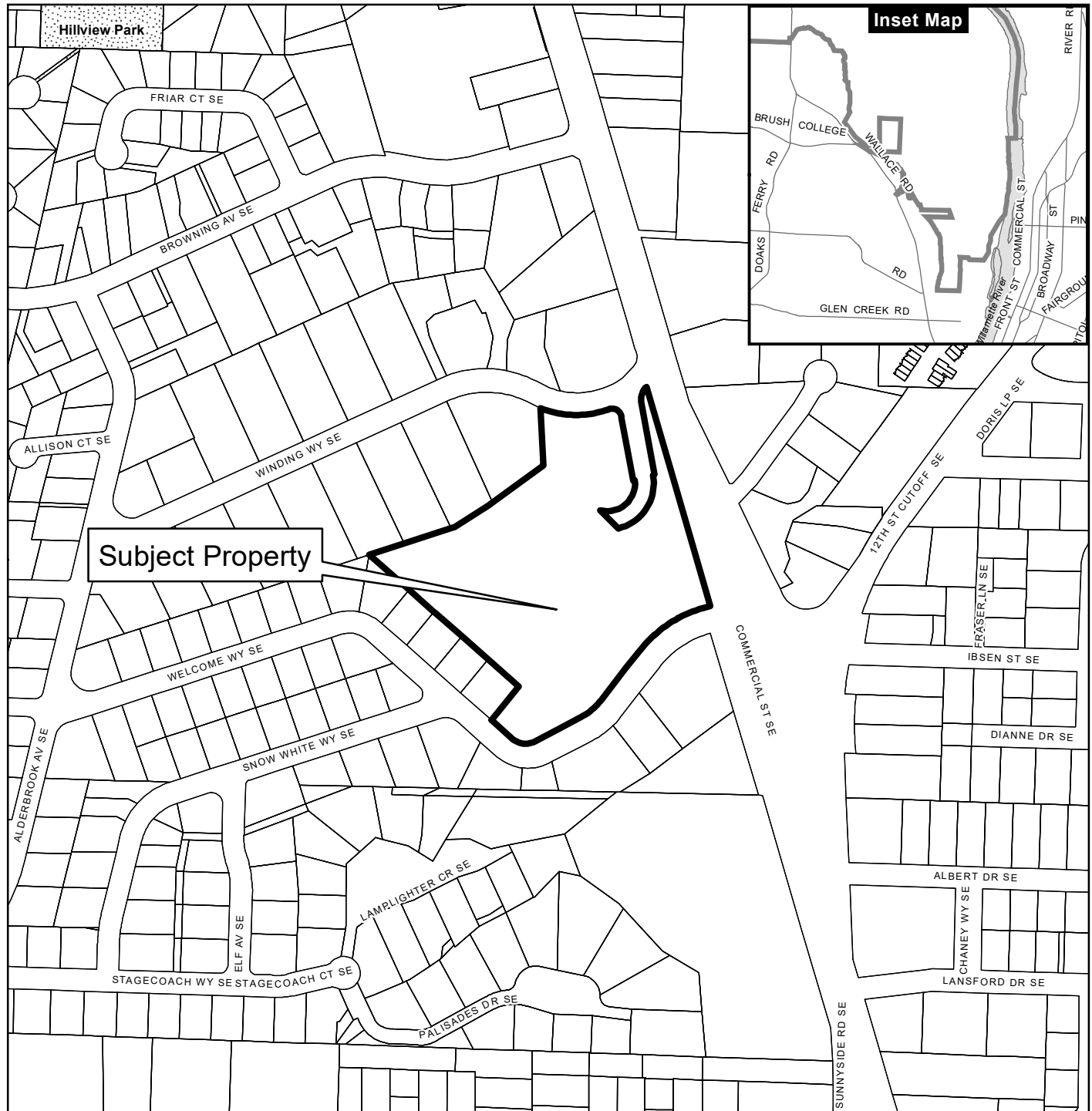
Kirsten Straus, Planner I, on behalf of  
Lisa Anderson-Ogilvie, AICP  
Planning Administrator

Attachments:   A. Vicinity Map  
                  B. Proposed Property Line Adjustment Deed and Site Plan



# Vicinity Map

## 710 Winding Way SE



### Legend

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

Parks

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

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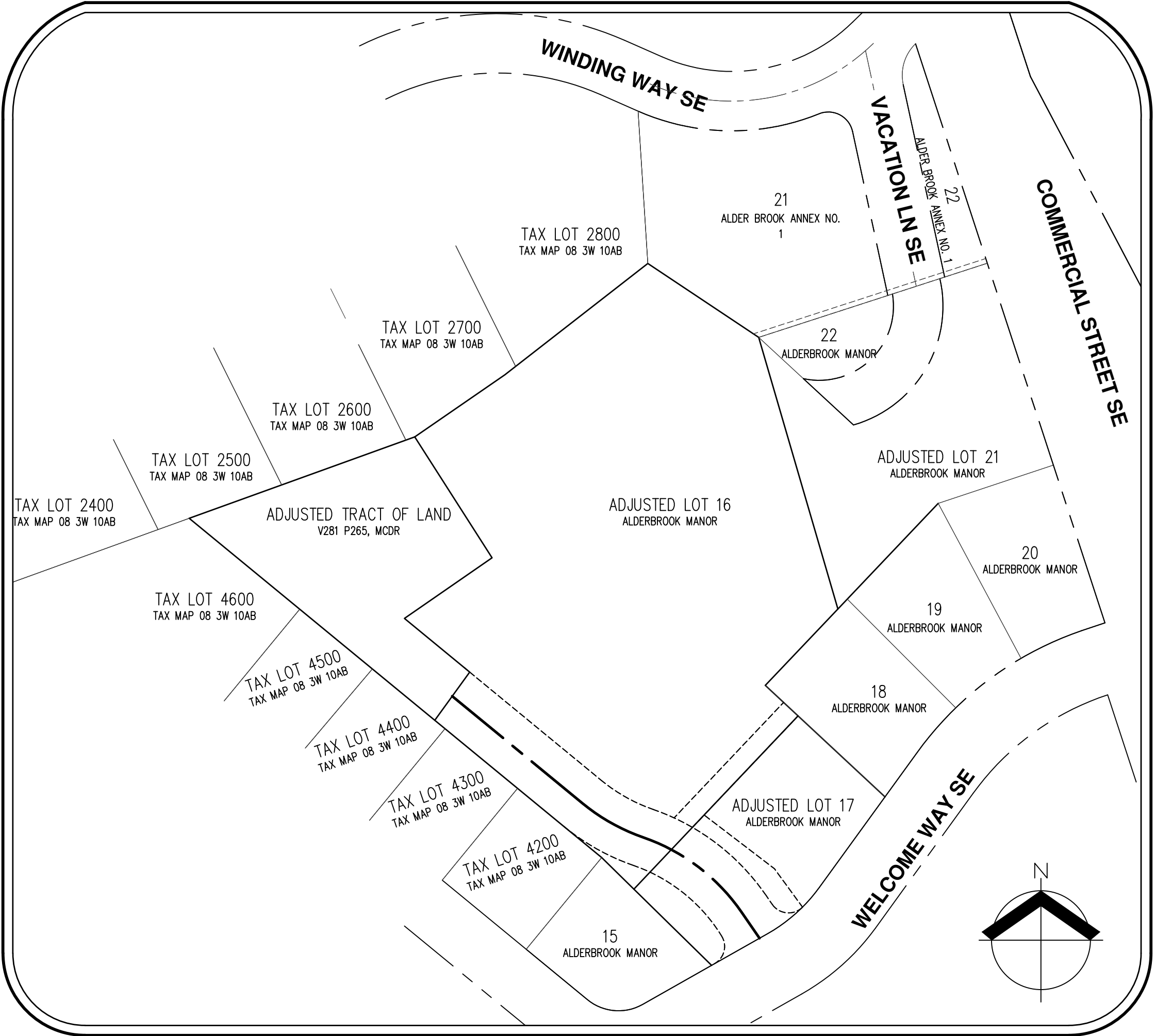
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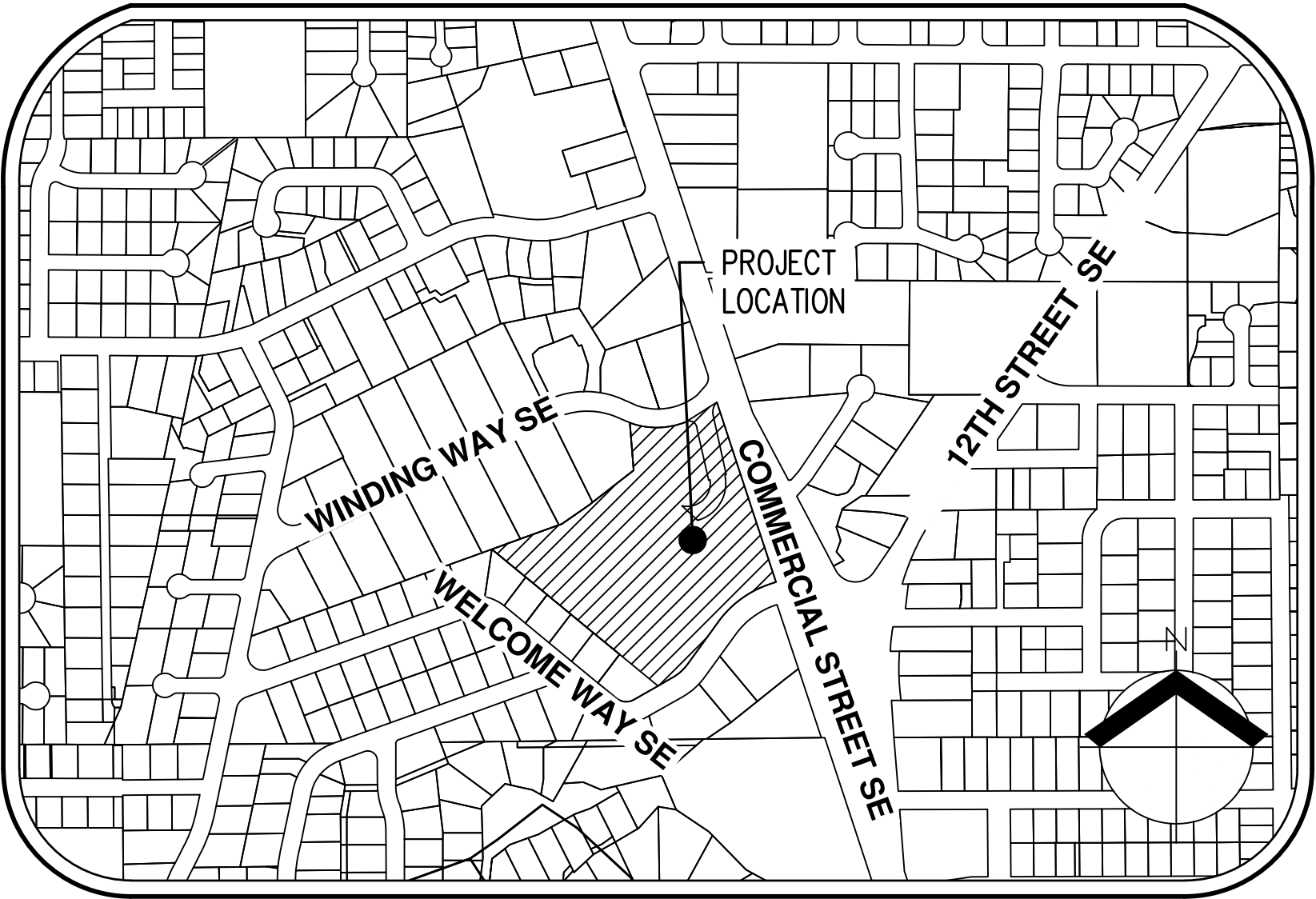


# 710 WINDING WAY SE

## 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**

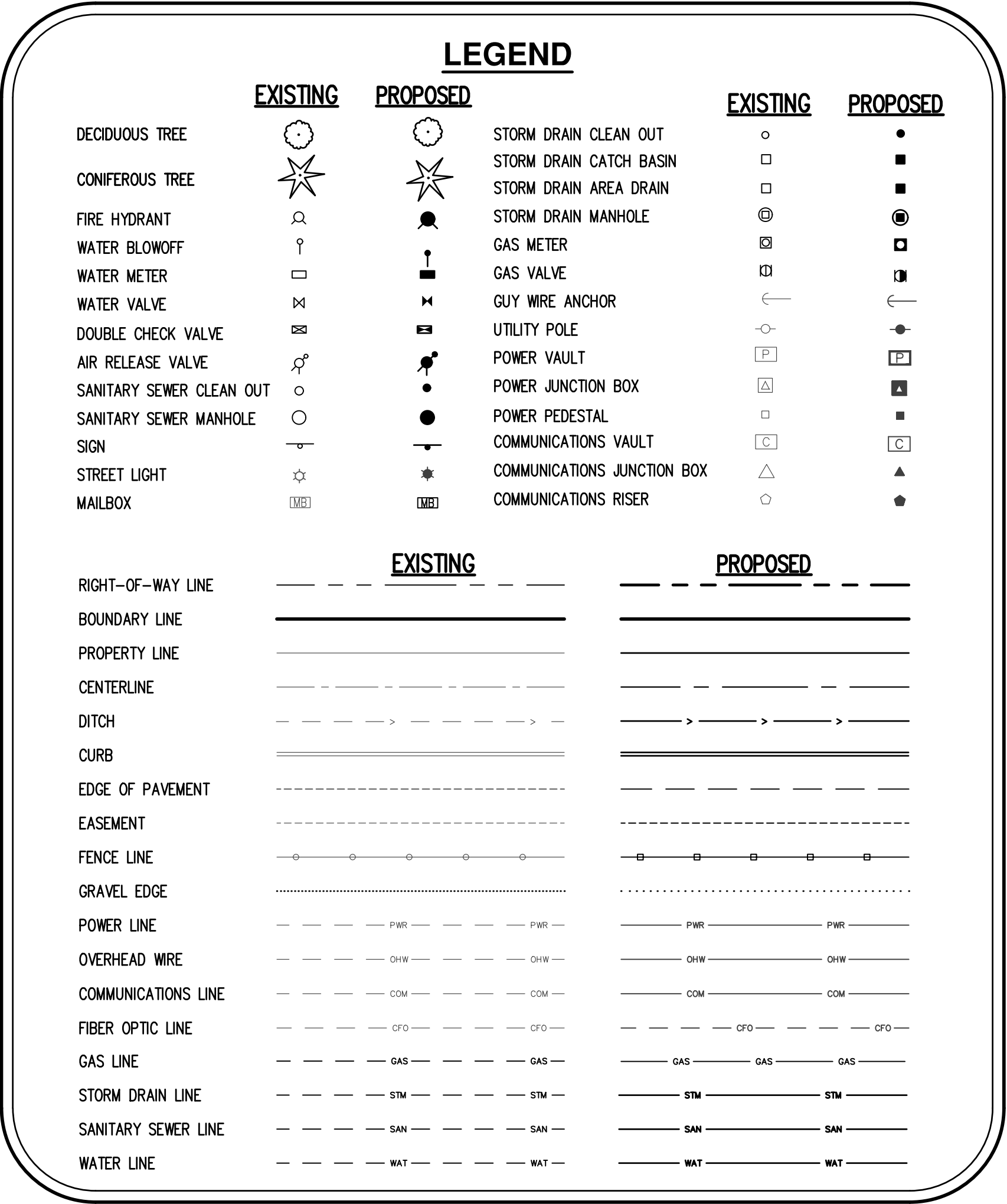
710 WINDING WAY SE  
SALEM, OR 97302

**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

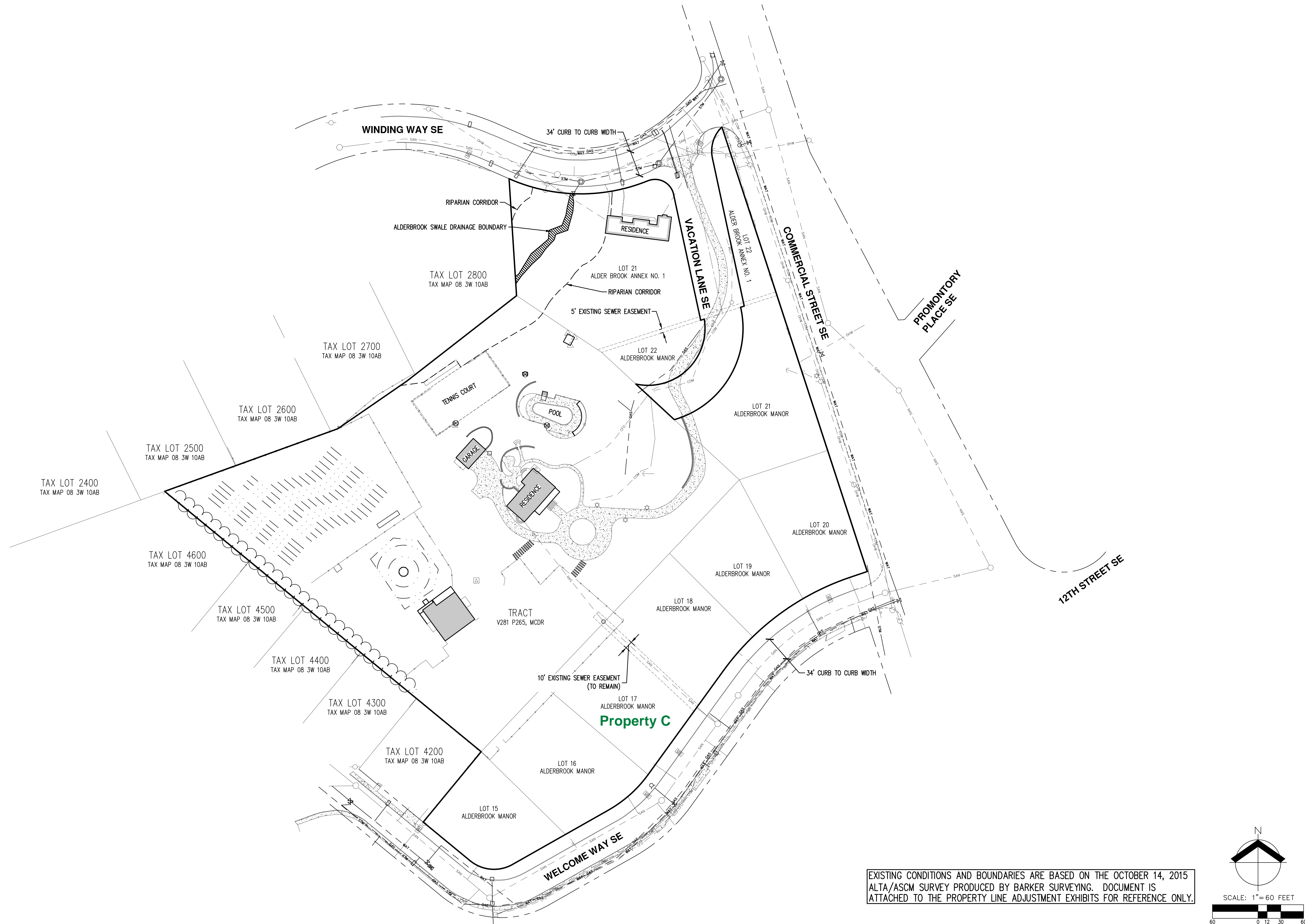
REGISTERED PROFESSIONAL ENGINEER  
NOT FOR CONSTRUCTION  
LYLE J. MISBACH  
EXPIRES: DEC. 31, 2022  
JOB NUMBER: 5176  
DATE: 04/01/2021  
DESIGNED BY: LJM  
DRAWN BY: SLZ  
CHECKED BY: JMP

P00



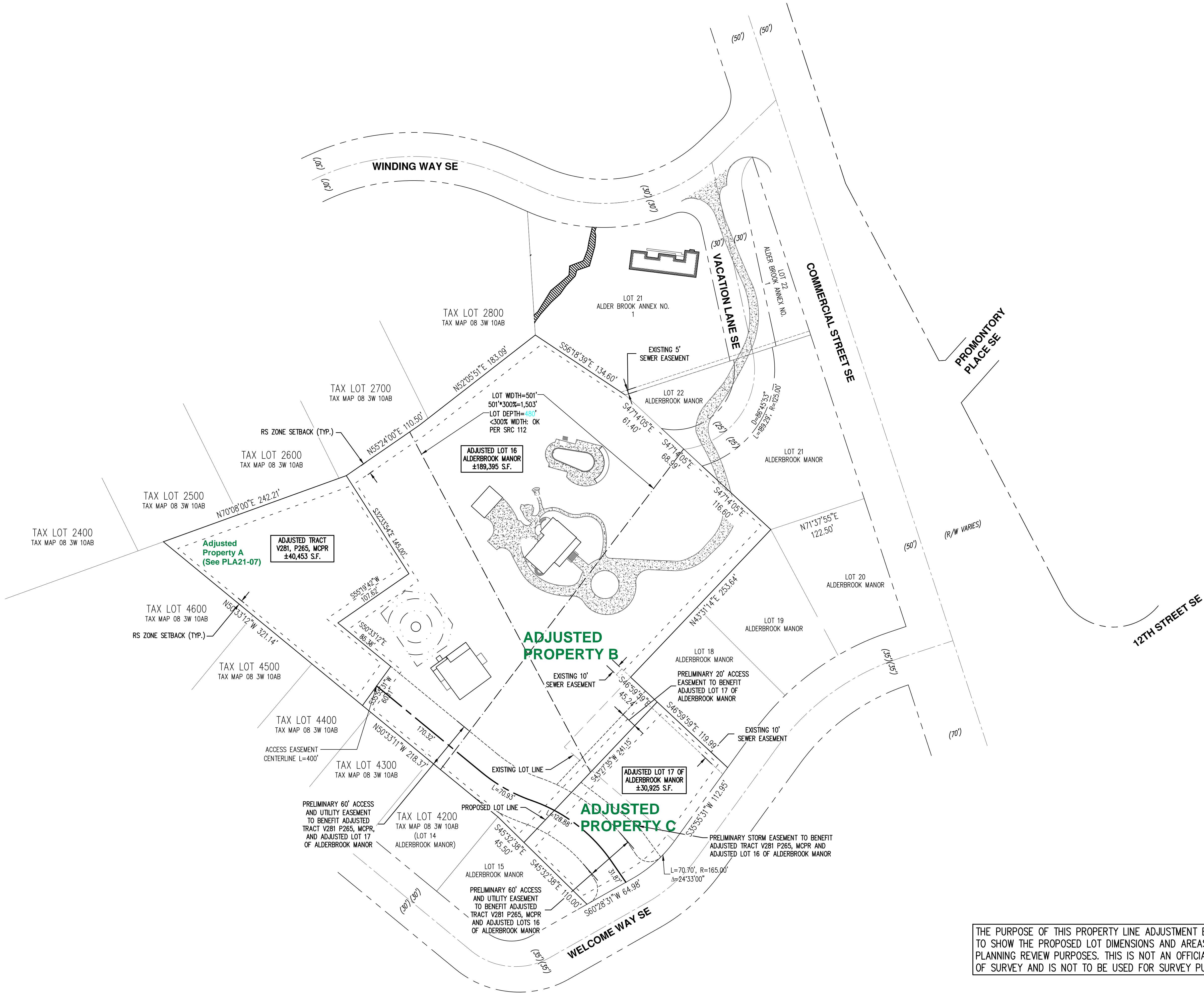


JOB NUMBER:	5176
DATE:	04/01/2021
DESIGNED BY:	LJM
DRAWN BY:	SLZ
CHECKED BY:	JMP



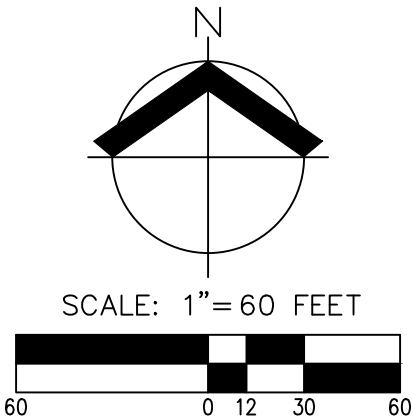


AKS DRAWING FILE: 5176 PLA SERIES LUDOWE | LAYOUT: PLA 2



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

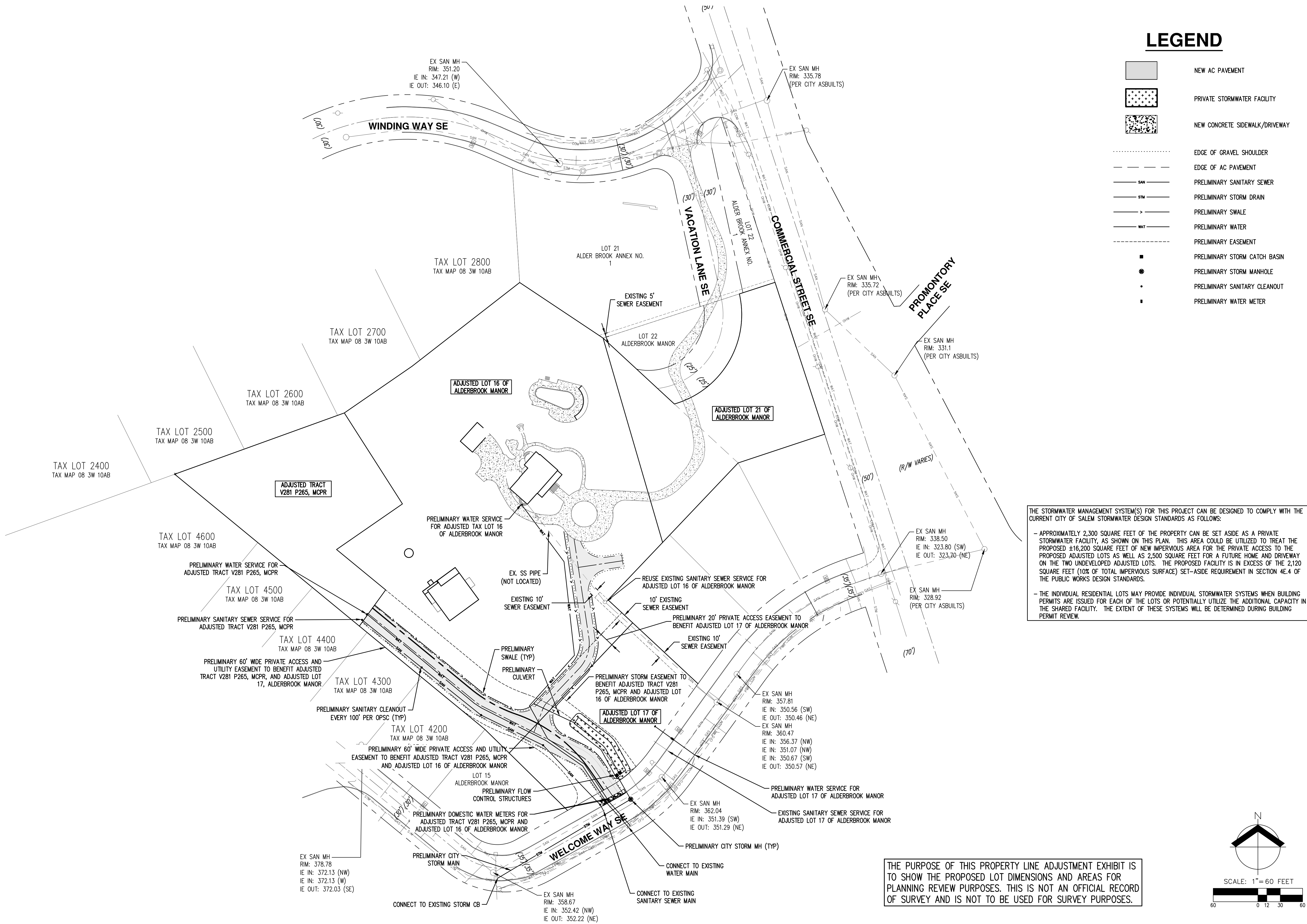


PROPERTY LINE ADJUSTMENT 2 PLAN  
710 WINDING WAY SE  
MATTHEW AND SUZANNE BAILEY  
SALEM, OREGON

REGISTERED PROFESSIONAL ENGINEER  
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



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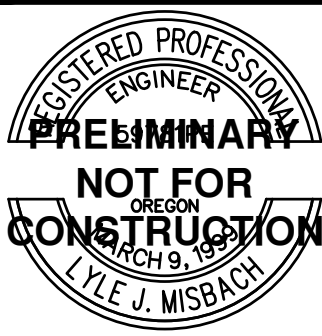
CONCEPTUAL COMPOSITE UTILITY PLAN

710 WINDING WAY SE  
MATTHEW AND SUZANNE BAILEY  
SALEM, OREGON

AKS  
AKS ENGINEERING & FORESTRY, LLC  
5700 RIVER RD N, STE 1  
KEIZER, OR 97037  
503.400.0668  
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 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  
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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 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  
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 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.

