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PLANNING ADMINISTRATOR DECISION FOR PROPERTY LINE ADJUSTMENT

CASE NO.: PLA21-09
AMANDA NO.: 21-104982-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 third in a series of three property line adjustments to relocate an existing property line between a property approximately 4.35 acres and a property of 24,324 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 3.9 acres and a parcel of 42,508 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 083W10AB03400), resulting in properties 171,200 (3.9 acres) and a parcel of 42,508 sq. ft. (**Attachment B**).

The subject properties of this PLA are Adjusted Property B (adjusted Lot 16 Alderbrook Manor, adjusted by PLA21-08) and Property D (Lot 21 of Alderbrook Manor subdivision). Marion County Tax Lot 083W10AB/3400, at the time of this decision, includes legally created properties from two 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 (adjusted by both PLA21-07 and PLA21-08).

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, Property B (Adjusted Lot 16 of Alderbrook Manor) and Property D (Lot 21 of Alderbrook Manor subdivision). 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: Both proposed lots meet the minimum area, width, depth and street frontage requirements of the underlying zone (RS – Single Family Residential):

| Minimum Standard per SRC 511.010, Table 511.2 | Adjusted Property B | Adjusted Property D |
|---|----------------------------|----------------------------|
| Lot Area (Single Family) – 4,000 sq. ft. min. | 171,000 sq. ft. | 42,508 sq. ft. |
| Lot Width (all uses) – 40 ft. min. | 468 ft. | 111 ft. |
| Lot Depth (single family) – 70 ft. min., maximum 300% of average lot width. | 480 ft. (max 1,404 ft.) | 249 ft. (max 333 ft.) |

| | | |
|--|------------------------------------|---|
| Street Frontage (single family) – 40 ft. min. | Provided via flag lot accessway | 189 ft (Vacation Ln SE) and 215.40 (Commercial St SE) |
|--|------------------------------------|---|

Public Works has indicated that access from Commercial St SE would be unlikely at this location due to the heavy use of Commercial St SE. The property will still have access to a public street via Vacation Ln SE. An application to vacate Vacation Ln SE was conditionally approved by City Council but the conditions for approval were never completed, and the vacation never occurred. Vacation Ln SE ensures access is provided to Property D (adjusted Lot 21 of Alderbrook Manor) as well a lot approved via Zoning Adjustment 77-54, which approved the division of Lot 21 of Alderbrook Annex No. 1 into three lots, with the rear lot provided access to the street system via Vacation Ln SE. Since Property D would have access to a public street from Vacation Ln SE, 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.

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 or existing development. 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. PLA21-08.

Property D (Lot 21 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).

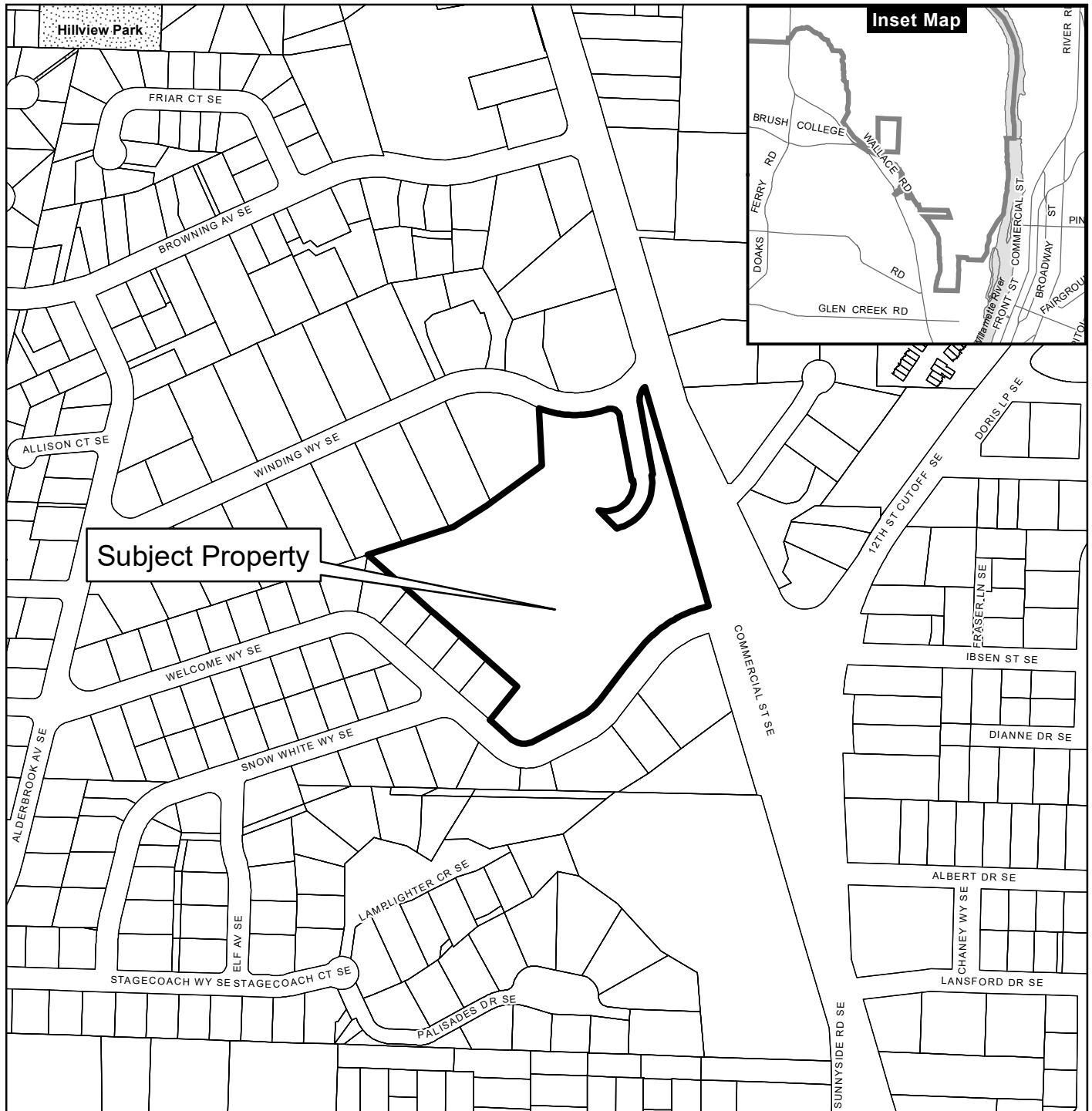
If you have any questions regarding items in this decision, please feel free to contact me at 503-540-2347 or kstraus@cityofsalem.net.



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.

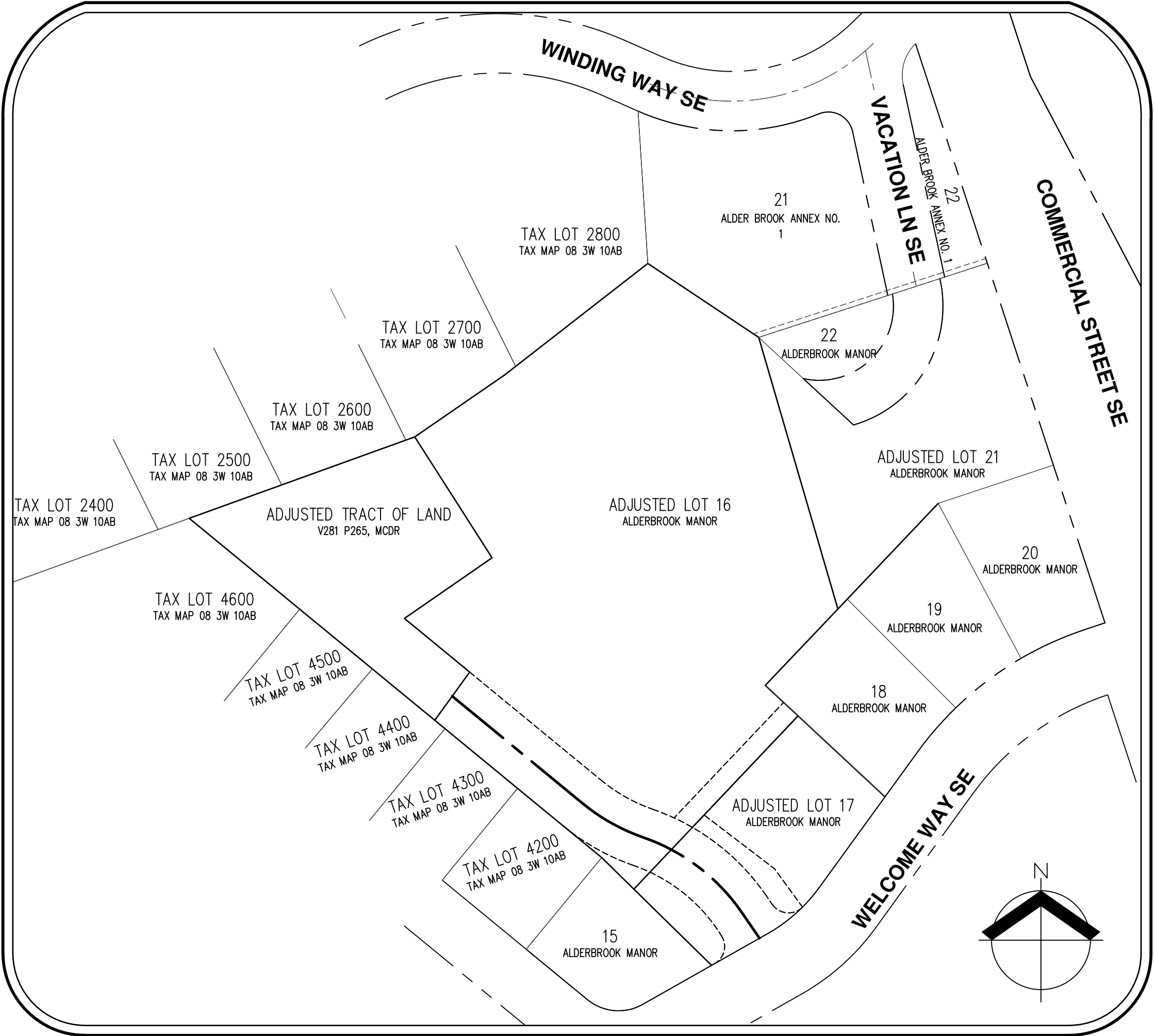
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0 100 200 400 Feet

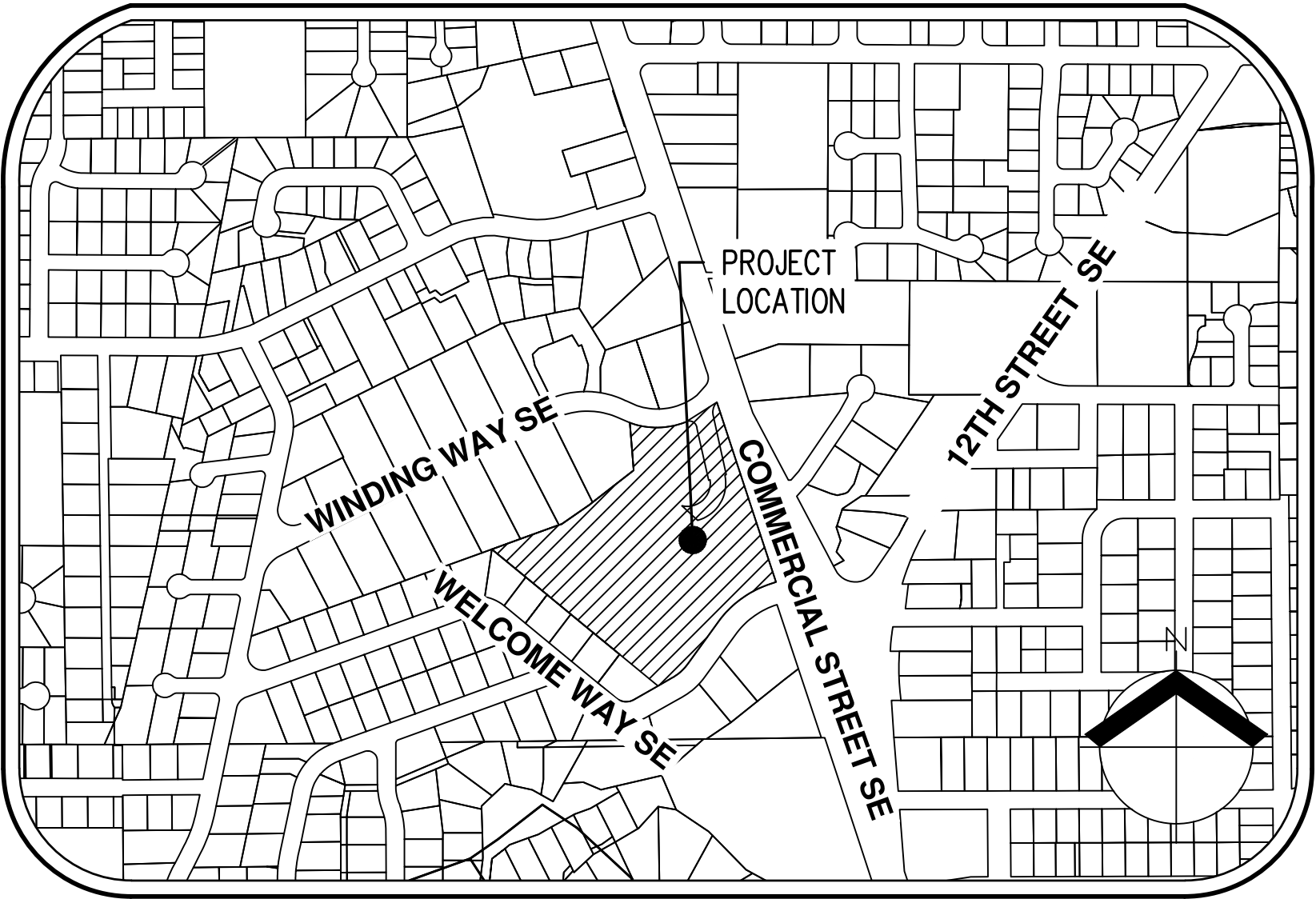


710 WINDING WAY SE

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

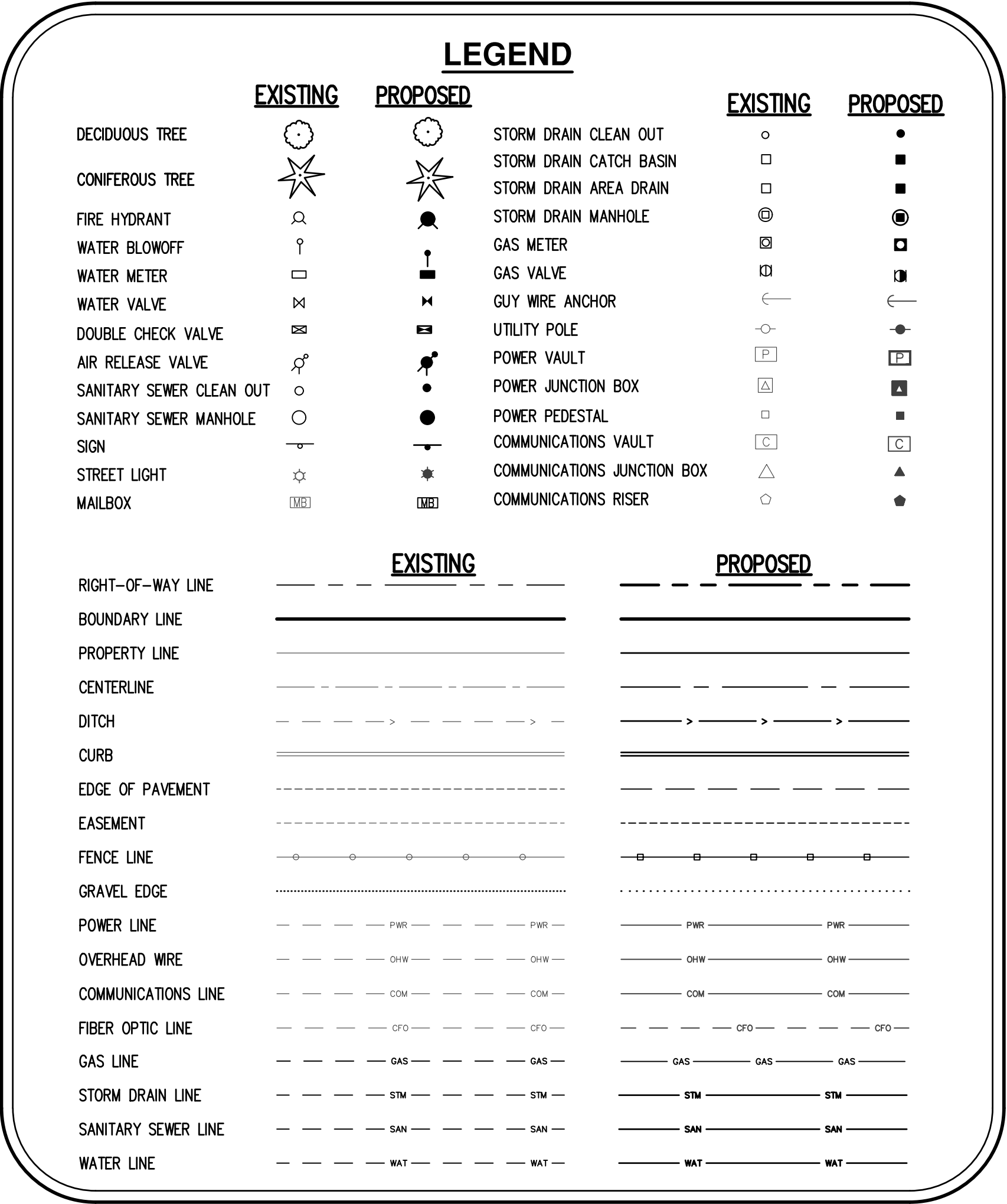
710 WINDING WAY SE
SALEM, OR 97302

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

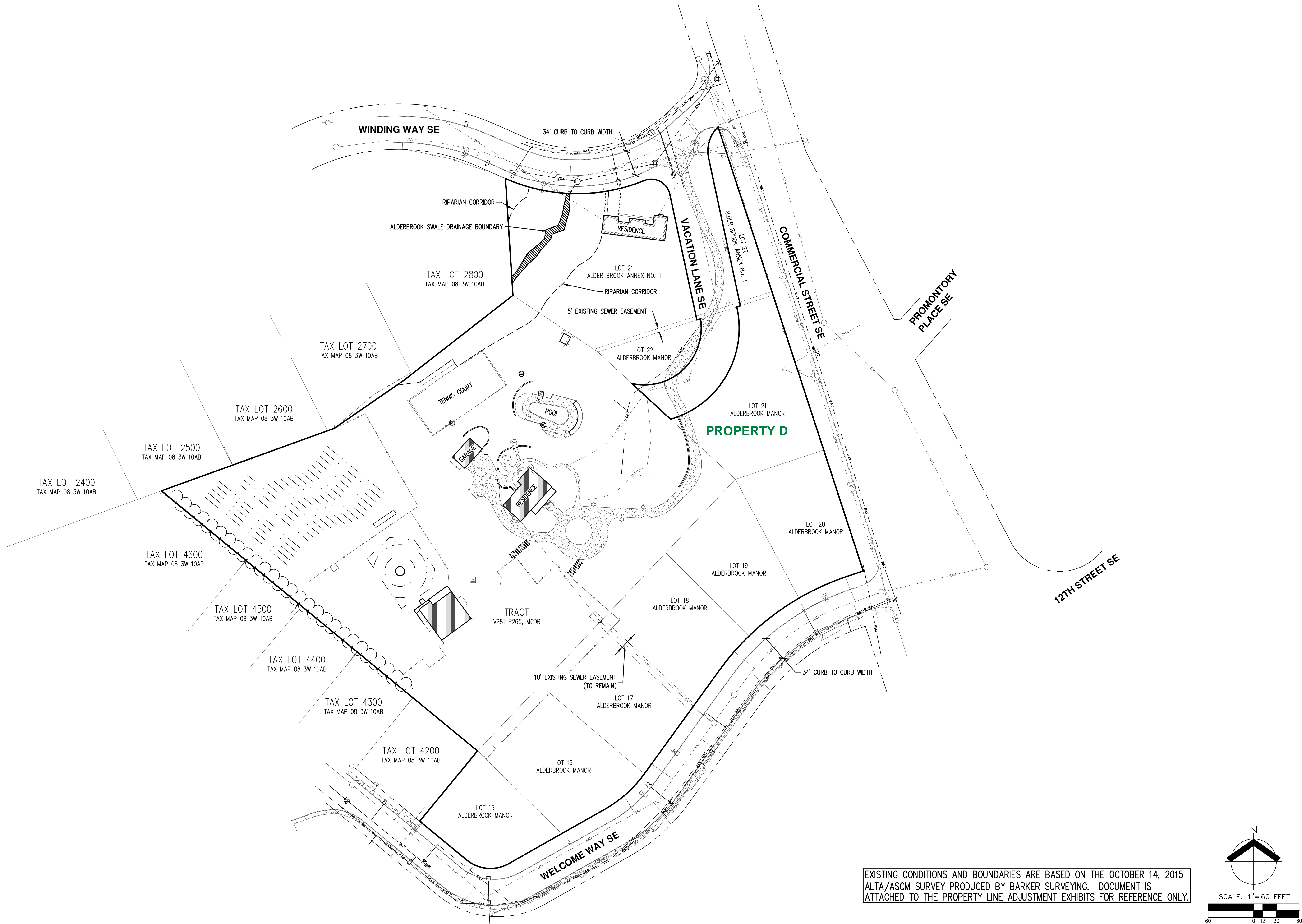
TAX LOT 083W10AB 03400

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

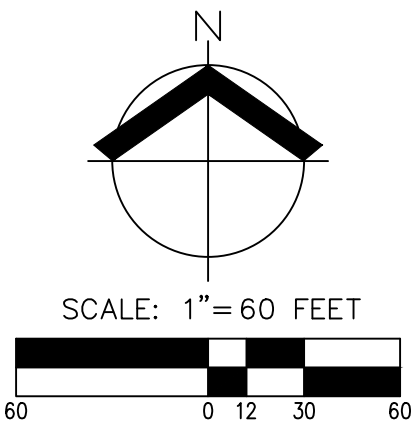
REGISTERED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
LYLE J. MISBACH
EXPIRES: DEC. 31, 2022
JOB NUMBER: 5176
DATE: 04/01/2021
DESIGNED BY: LJM
DRAWN BY: SLZ
CHECKED BY: JMP

P00

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.



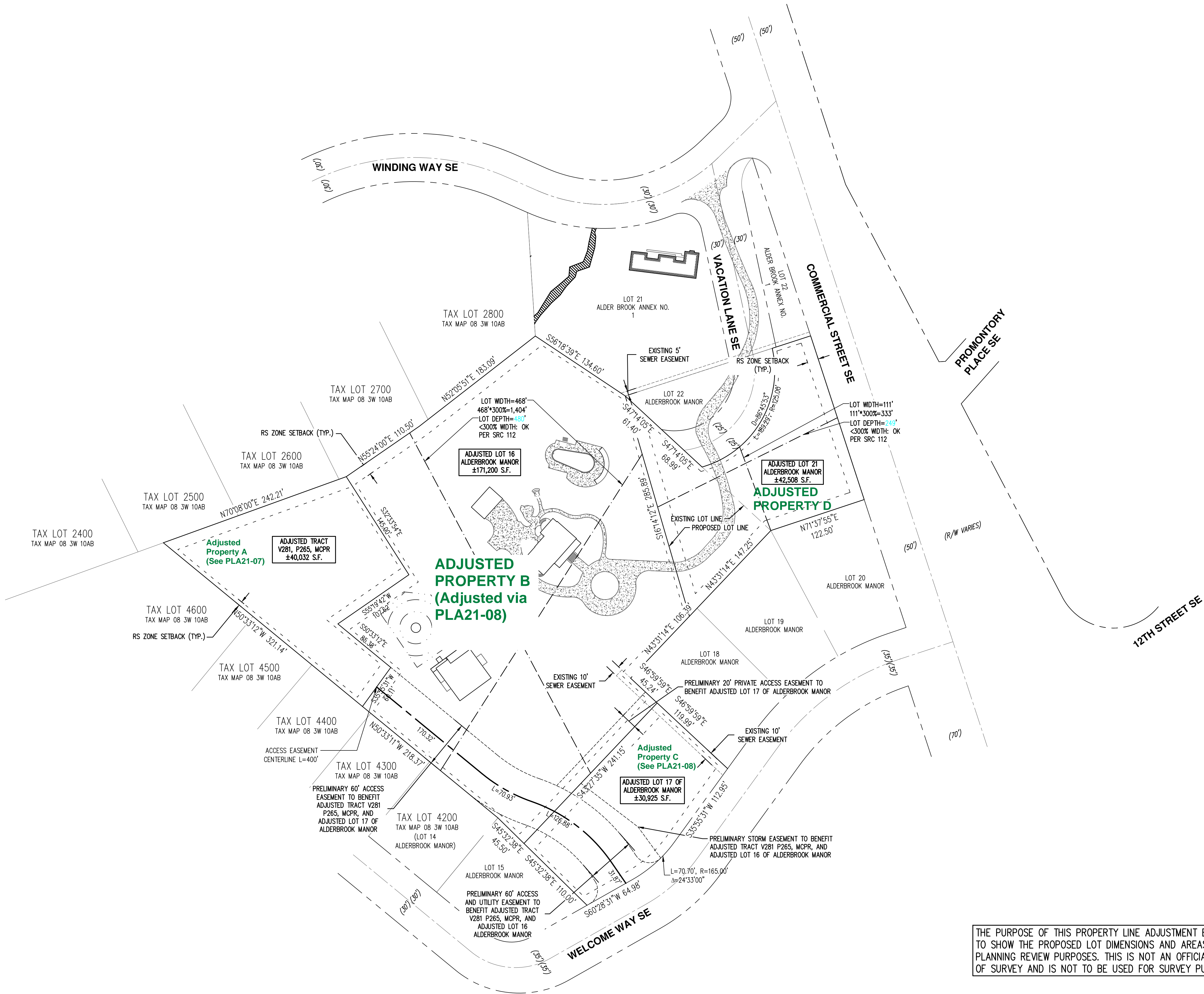
EXISTING CONDITIONS PLAN
710 WINDING WAY SE
MATTHEW AND SUZANNE BAILEY
SALEM, OREGON

| | |
|---|------------|
| 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 |

P01

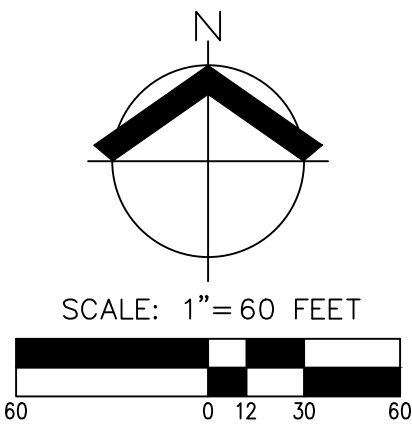
TAX LOT 083W10AB 03400

AKS DRAWING FILE: 5176 PLA SERIES LUDOWE | LAYOUT: PLA 3



| 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 |

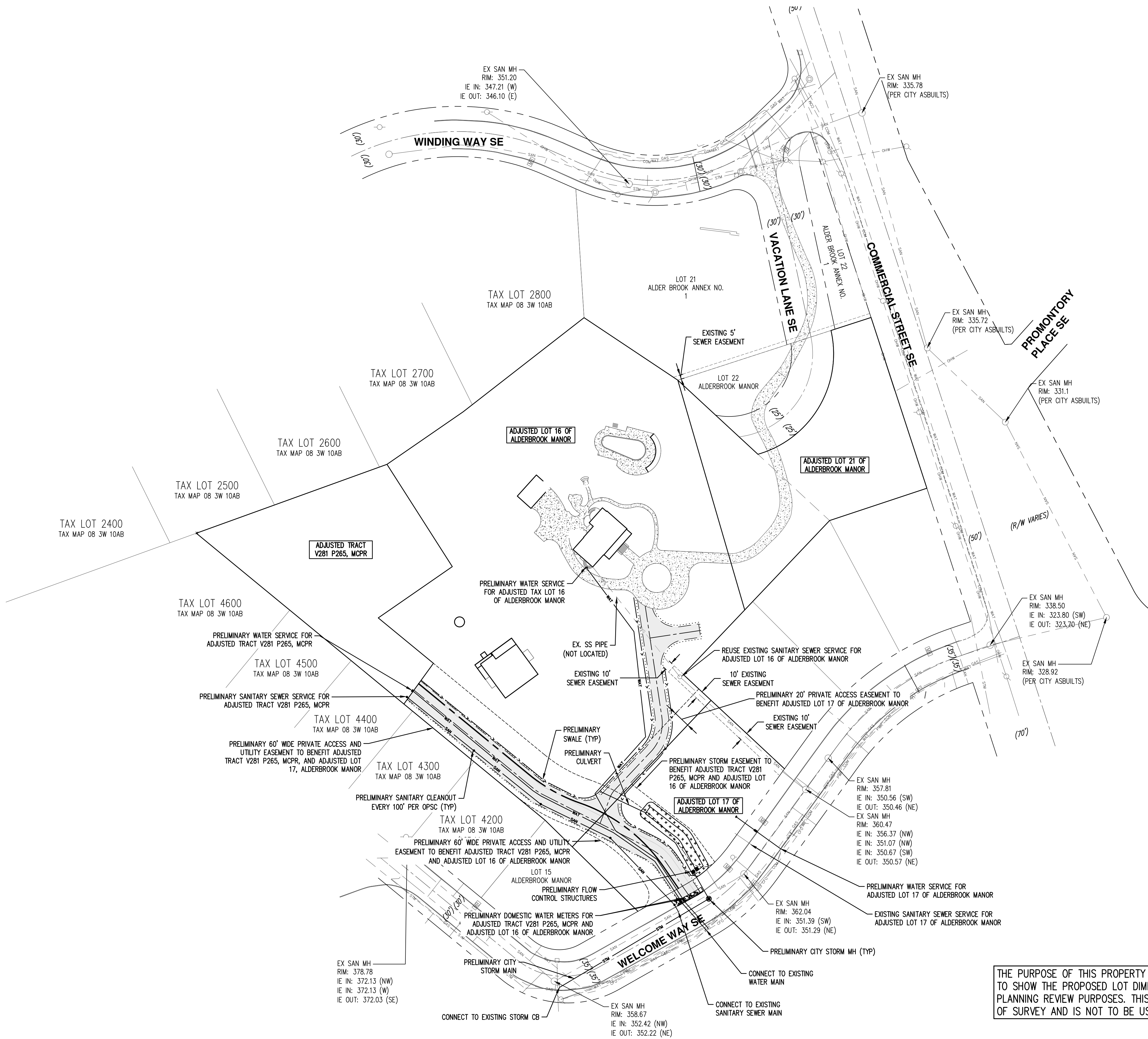
THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT EXHIBIT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING REVIEW PURPOSES. THIS IS NOT AN OFFICIAL RECORD OF SURVEY AND IS NOT TO BE USED FOR SURVEY PURPOSES.



PROPERTY LINE ADJUSTMENT 3 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



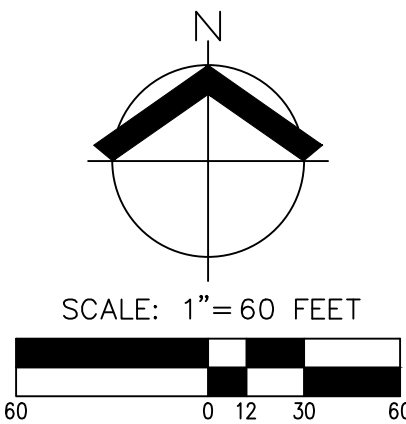
LEGEND

- 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

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.



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

REGISTERED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION
Lyle J. Mischbach
EXPIRES: DEC. 31, 2022

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

P05

TAX LOT 083W10AB 03400

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 18,184 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 18,184 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 3 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 253.64 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 B

Property Line Adjustment 3 of 3 Original Tract 2 Description

Lot 21, 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 493.63 feet to the southwesterly corner of Lot 21 of said Block 1 and the Point of Beginning; thence along the southwesterly line of said lot 21, North 47°14'05" West 116.60 feet to the southeasterly right-of-way line of Vacation Lane SE (25.00 feet from centerline); thence along said southeasterly right-of-way line on a non-tangent curve to the right (Radial Bearing North 16°04'35" West) with a Radius of 125.00 feet, a Delta of 86°45'53", a Length of 189.29 feet, and a Chord of North 30°32'28" East 171.72 feet to the northwesterly corner of Lot 21 of said Block 1; thence along the northerly line of said Lot 21, North 72°01'44" East 50.35 feet to the westerly right-of-way line of Commercial Street SE (50.00 feet from centerline); thence along said westerly right-of-way line, South 18°06'25" East 214.63 feet to the northeasterly corner of Lot 20 of said Block 1; thence along the northerly line of said Lot 20, South 71°37'55" West 122.50 feet to the Point of Beginning.

The above described tract of land contains 24,324 square feet, more or less.

1/21/2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEW: 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 C

Property Line Adjustment 3 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 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 of said Block 1; thence leaving said southwesterly line, South 16°14'12" East 285.89 feet to the northwesterly line of Lot 18 of said Block 1; thence along said northwesterly line and the southwesterly extension thereof, South 43°31'14" West 106.39 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 3.93 acres, more or less.

1/21/2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEW: 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 3 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 northeasterly extension of the southeasterly line of said Lot 14, North $43^{\circ}31'14''$ East 346.38 feet to the Point of Beginning; thence leaving said northeasterly extension, North $16^{\circ}14'12''$ West 285.89 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 $47^{\circ}14'05''$ East 130.40 feet to the southeasterly right-of-way line of Vacation Lane SE (25.00 feet from centerline); thence along said southeasterly right-of-way line on a non-tangent curve to the right (Radial Bearing North $16^{\circ}04'35''$ West) with a Radius of 125.00 feet, a Delta of $86^{\circ}45'53''$, a Length of 189.29 feet, and a Chord of North $30^{\circ}32'28''$ East 171.72 feet to the northeasterly corner of Lot 21 of said Block 1; thence along the northerly line of said Lot 21, North $72^{\circ}01'44''$ East 50.35 feet to the westerly right-of-way line of Commercial Street SE (50.00 feet from centerline); thence along said westerly right-of-way line, South $18^{\circ}06'25''$ East 214.63 feet to the northeasterly corner of Lot 20 of said Block 1; thence along the northerly line of said Lot 20, South $71^{\circ}37'55''$ West 122.50 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 147.25 feet to the Point of Beginning.

The above described tract of land contains 42,508 square feet, more or less.

1/21/2021





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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 3 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:

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 extension of the northeasterly line of said Lot 14', North 43°31'14" East 346.38 feet to the Point of Beginning; thence leaving said northeasterly extension, North 16°14'12" West 285.89 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 147.25 feet, to the Point of Beginning.

The above described tract of land contains 18,184 square feet, more or less.

1/21/2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS

RENEWS: 6/30/22