

Pamela Cole

From: Pamela Cole
Sent: Wednesday, November 24, 2021 10:56 AM
To: Greg Wilson
Cc: Scott Martin
Subject: RE: Brush College PLA

The City Surveyor has reviewed the information and agrees that all elements of the PLA were completed in 2001, and as such the lands described in Document 2018-014718 appear to be lawfully established.

Thanks!

Pamela Cole

Planner II

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

pcole@cityofsalem.net | 503-540-2309

[Facebook](#) | [Twitter](#) | [YouTube](#) | [CityofSalem.net](#)

From: Greg Wilson <Greg@barkerwilson.com>
Sent: Thursday, November 18, 2021 4:44 PM
To: Pamela Cole <PCole@cityofsalem.net>
Subject: Brush College PLA

Here is the survey I mentioned.

Greg Wilson, President



3657 Kashmir Way S.E.

Salem, OR 97317

p. (503)588-8800

f. (503)363-2469

c. (503)930-7595

Pamela Cole

From: Blake Whelchel
Sent: Wednesday, November 24, 2021 10:39 AM
To: Pamela Cole
Cc: Paul Kowalczyk
Subject: FW: Brush College PLA (Correction)

Pamela,

Paul and I have reviewed the new information submitted by Greg. We believe all elements of the PLA were completed in 2001 and as such the lands described in Document 2018-014718 appear to be lawfully established.

Sincerely,

Blake L. Whelchel, PLS
Deputy City Surveyor
City of Salem | Public Works Department
555 Liberty St SE, Suite 325, Salem OR 97301-3515
BWhelchel@cityofsalem.net
Office: 503-588-6211 ext. 7745
Cell: 503-930-1776

From: Blake Whelchel
Sent: Wednesday, November 24, 2021 10:36 AM
To: Pamela Cole <PCole@cityofsalem.net>
Cc: Paul Kowalczyk <pkowalczyk@cityofsalem.net>
Subject: RE: Brush College PLA

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Office: 503-588-6211 ext. 7745
Cell: 503-930-1776

From: Pamela Cole <PCole@cityofsalem.net>
Sent: Thursday, November 18, 2021 5:14 PM
To: Blake Whelchel <BWhelchel@cityofsalem.net>

Cc: greg@barkerwilson.com (greg@barkerwilson.com) <greg@barkerwilson.com>

Subject: FW: Brush College PLA

Blake,

Greg Wilson and I talked this afternoon. He found the attached survey, which corresponds to the City's tentative approval for LLA00-39, also attached. I had not found this case because it was associated with 1452 Brush College Road NW, which is currently 073W09CD00807.

I hope that this will resolve the question of the unlawfully established boundary for current 073W09CD00900 (2501 Wallace Road NW), provided that the appropriate deeds were recorded.

The survey indicates adjusted tax lots 500 (Diocese), 804, and 900. The Polk County Assessor map currently indicates three separate tax lots (073W09CD00813, 073W09CD00901, 073W09CD00500) within the boundary of the adjusted tax lot 500 that would have resulted from the LLA.

Please review and comment.

Thanks.

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Pamela Cole

From: Pamela Cole
Sent: Friday, November 19, 2021 10:22 AM
To: Lisa Anderson-Ogilvie; Olivia Dias
Subject: SPR-ADJ21-25 2499 Wallace Road NW.
Attachments: CS14178.pdf; LLA 00-39 1452 BRUSH COLLEGE RD NW.pdf

Greg Wilson found a Polk County survey for a City LLA00-39. If the PLA deeds were recorded, this would eliminate their need for a VUL for the unlawful lot.

I also received the 120-day extension to June 2, 2022 so they can redesign the project with the required streets.

-Pamela | 503-540-2309

From: Pamela Cole
Sent: Thursday, November 18, 2021 5:14 PM
To: Blake Whelchel <BWhelchel@cityofsalem.net>
Cc: greg@barkerwilson.com (greg@barkerwilson.com) <greg@barkerwilson.com>
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Greg Wilson, President



BARKERSURVEYING

3657 Kashmir Way S.E.

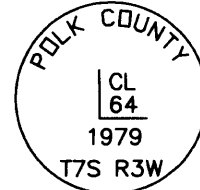
Salem, OR 97317

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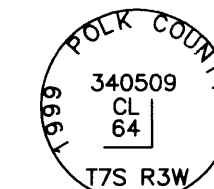
f. (503)363-2469

c. (503)930-7595

CITY OF SALEM LOT LINE ADJUSTMENT NO. LLA 00-39



BLM ID: 268509
2" DIAMETER BRASS CAP IN A
1 1/2" DIAMETER IRON PIPE -0.1'
MARKED AS SHOWN.



BLM ID: 340509
2" DIAMETER BRASS CAP IN A
1 1/2" DIAMETER IRON PIPE +0.4'
MARKED AS SHOWN.

BEARING TREES:
8" COTTONWOOD "CL64" N88°W 26.9'
10" COTTONWOOD "CL64" N52°E 18.7'
28" OAK "CL64" S20°E 141.3'

BRUSH COLLEGE ROAD (CR.No. 648)

WALLACE ROAD

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST AND MONUMENT THE PROPERTY LINES AS ALLOWED BY THE CITY OF SALEM LLA 00-39.

THE BASIS OF BEARINGS (N00°10'00"E) IS THE LINE BETWEEN THE MONUMENTS SHOWN AS ① & ②

CENTERLINE OF BRUSH COLLEGE ROAD N.W. (C.R.648) WAS ESTABLISHED BY HOLDING THE BRASS CAP AT THE SOUTHEAST CORNER OF E.F. HOSFORD D.L.C. NO.64 AND A DISTANCE OF 42.00 FEET FROM THE IRON ROD AT THE MOST WESTERLY NORTHEAST CORNER OF "WILARK PARK WEST NO.4".

THE EAST LINE OF TAX LOT 500 WAS FORMED BY HOLDING THE FOUND MONUMENTS SHOWN AS ③ & ④ AND EXTENDING THE LINE NORTH AND SOUTH AS REQUIRED.

THE ADJUSTED SOUTH LINE OF TAX LOT 500 WAS ESTABLISHED AT A LOCATION AS DETERMINED BY THE CLIENT.

THE SOUTHERLY WEST LINE OF THE ADJUSTED TAX LOT 500 WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS ALONG THE CENTERLINE AND THE BOUNDARIES OF THE ACCESS EASEMENT AS SHOWN.

THE EAST - WEST LINE BETWEEN MONUMENTS ① AND ⑥ WAS ESTABLISHED BY HOLDING SAID MONUMENTS.

THE NORTHERLY WEST LINE WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AT ① AND ⑤ AND EXTENDING NORTHERLY TO THE RIGHT-OF-WAY.

THE NORTH LINE WAS ESTABLISHED SOUTHERLY AND PARALLEL WITH THE COMPUTED CENTERLINE OF BRUSH COLLEGE ROAD N.W. (C.R.648). PER RIGHT-OF-WAY DEDICATION RECORDED IN BOR.340 PAGE 2077.

NOTES:

PREVIOUS SURVEYS HAVE INDICATED THAT THE EAST - WEST CLAIM LINE OF THE HOSFORD D.L.C. NO.64 WAS ACCEPTED TO BE CENTERLINE OF BRUSH COLLEGE ROAD N.W. (C.R.648 - M.R.70), EVEN THOUGH, BOTH D.L.C. CORNERS WERE NEVER SHOWN TO HAVE BEEN TIED.

READING THE FIELD NOTES FOR THE ORIGINAL SURVEY OF (CR.NO.648) THERE IS NO MENTION OF TYING THE ROAD TO THE D.L.C., SECTION CORNERS OR LINES.

THEREFORE, I ACCEPTED THE MONUMENTS SET IN PREVIOUS SURVEYS FOR THE RIGHT-OF-WAY AS SHOWN, AND HAVE SHOWN THE RELATIONSHIP BETWEEN THE ROAD CENTERLINE AND THE EAST - WEST LINE.

AT POINT 0+00 (C/L OF BRUSH COLLEGE ROAD & WALLACE ROAD N.W.) THE D.L.C. LINE IS 0.31 FEET SOUTH OF THE ESTABLISHED CENTERLINE, AND AT POINT 17+97.74, THE D.L.C. LINE IS 0.61 FEET SOUTH OF THE ESTABLISHED CENTERLINE.

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C-1	[385.58']	18°08'00"	122.02'	121.52'	S09°02'39"W [RECORD DATA FROM C.S.2743]
C-2	[385.58']	18°08'00"	122.02'	121.52'	S09°02'39"W [RECORD DATA FROM C.S.2743]
C-3	393.58'	18°12'41"	125.10'	124.57'	S09°15'51"W
C-4	377.58'	09°00'36"	59.38'	59.31'	S13°51'53"W
C-5	250.34'	07°05'56"	31.02'	31.00'	N86°25'42"E
C-6	250.34'	02°35'09"	11.30'	11.30'	N81°35'10"E

REFERENCES:

C.S.1017, C.S.1135, C.S.1189, C.S.1353, C.S.1435, C.S.1466, C.S.1544, C.S.1604, C.S.1930, C.S.2344, C.S.2743, C.S.3882, C.S.4757, C.S.4830, C.S.11408, C.S.11846, C.S.11974, C.S.12903, C.S.12956

POLK COUNTY CORNER RESTORATION FORM: BLM ID: 268509 & 340509

O.D.O.T. MAP DRG.NO. 10B-8-28

BOOK OF TOWN PLATS VOLUME 07 PAGE 046 "WILARK PARK WEST NO.4" SUBDIVISION

DEED REFERENCES:

BOOK 186 PAGE 206, BOOK 189 PAGE 645, BOOK 366 PAGE 078, BOR.205 PAGE 1201, BOR 340 PAGE 1799, BOR 280 PAGE 1800, BOR 340 PAGE 884, BOR 340 PAGE 885, BOR 340 PAGE 2077, BOR 340 PAGE 2078, BOR 340 PAGE 2079, DOC.NO.2000-00875

DRAWING NO. 20061LLA	PREPARED FOR AND AT THE REQUEST OF	JOB NO. 20061
DATE: 11/15/00	THE EPISCOPAL DIOCESE OF OREGON	SCALE 1"= 60'
REGISTERED PROFESSIONAL LAND SURVEYOR	LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS.	CHECKED BY: G.D.R.
GARY D. RAY	LOCATION:	DRAWN BY: D.L.E.
OREGON JUNE 30, 1997	WITHIN THE C.O. HOSFORD D.L.C. #65	LEGEND
2840 LS	SW 1/4 SEC. 9, T. 7 S., R. 3 W., W.M., SALEM, POLK COUNTY, OREGON	I.R.=IRON ROD I.P.=IRON PIPE
EXPIRATION 12/31/01	RIVERSIDE ENGINEERING CO.	TL=TAX LOT CH=CHAIN
	1950 TURNER RD. SE. P.O. BOX 3637	C.S.=COUNTY SURVEY NO.
	SALEM, OREGON 97302 PHONE 581-6362	C.M.=COUNTY/CITY MONUMENT
		Y.P.C.=YELLOW PLASTIC CAP
		M=MEASURED COURSE
		P=PLAT COURSE
		C=COMPUTED COURSE
		()=DEED RECORD
		[]=SURVEY RECORD
		● MONUMENT FOUND AS NOTED
		○ GOVERNMENT MON. FOUND
		○ SET 5/8"x30" IRON ROD
		WITH Y.P.C. MARKED "RIVERSIDE
		ENG." EXCEPT AS NOTED

PW11300001

14178



September 29, 2000

The Episcopal Diocese of Oregon
Attn: Margaret McMurrin
1525 Glen Creek Road NW
Salem, OR 97304

RE: LLA 00-39 for property addressed as 1452 Brush College Road.

Dear Mrs. McMurrin:

Based on conformance with the following requirements, your proposal to adjust the common lot lines of Tax Lots 500, 804, and 900 approximately 243.62' to the south and 150.85' to the west will comply with the requirements of Salem Revised Code (SRC) 63.147 pertaining to Lot Line Adjustments, when certain conditions listed below are met.

The subject property is located at 1452 Brush College Road, and is designated as 'Single Family Residential' and 'Commercial' on the Comprehensive Plan, and is currently zoned RS (Single Family Residential) and CR (Commercial Retail). The property is identified in the attached Lot Line Adjustment submitted September 14, 2000.

A. Subdivision Code Compliance

1. No additional lots shall be created by the adjustment proposal.
2. The proposed adjustment will result in three lots. The Lot Line Adjustment does not alter the location of the zone line. The south portion of the property will remain zoned RS (Single Family Residential) and the north portion will remain zoned CR (Commercial Retail).
3. There are existing single family dwellings located on Tax Lots 500 and 804. Tax Lot 900 has an existing barn located along the south property line.

C. Zone Code Compliance

1. The Lot Line Adjustment is subject to the development standards of the Zoning Code including SRC Chapter 146, RS and SRC Chapter 152, CR. The minimum lot area requirement for single family dwellings is 4,000 square feet and all nonresidential uses shall occupy lots of 6,000 square feet or more in an RS zone. There are no minimum lot area or dimension requirements in a CR district.

COMMUNITY DEVELOPMENT

C. Building and Safety Division Review

The Building and Safety Division reviewed the proposal and has no objections to it.

D. City Surveyor Comments

“The lot line adjustment must be surveyed and monumented per O.R.S. 92 (Oregon Revised Statutes) and a record of survey filed with the County Surveyor per O.R.S. 209. The surveyor who performs the survey should prepare the new legal descriptions.”

E. Fire Department

The City of Salem Fire Department reviewed the proposal and has no objections to it.

Based on SRC 63.147, your Lot Line Adjustment request has been reviewed by the Planning Division as to what is necessary for compliance with applicable code criteria. The Planning Division certifies that your Lot Line Adjustment is in conformance with the code providing you comply with any applicable items noted above.

To expedite any subsequent building permit or land use applications, please submit to the Planning Division a copy of the recorded survey and a copy of the revised deed as recorded.

Please note that it is your responsibility to record the appropriate documentation of the Lot Line Adjustment with Polk County.

If you have any questions regarding items in this letter, please contact me at (503) 588-6173.

Sincerely,

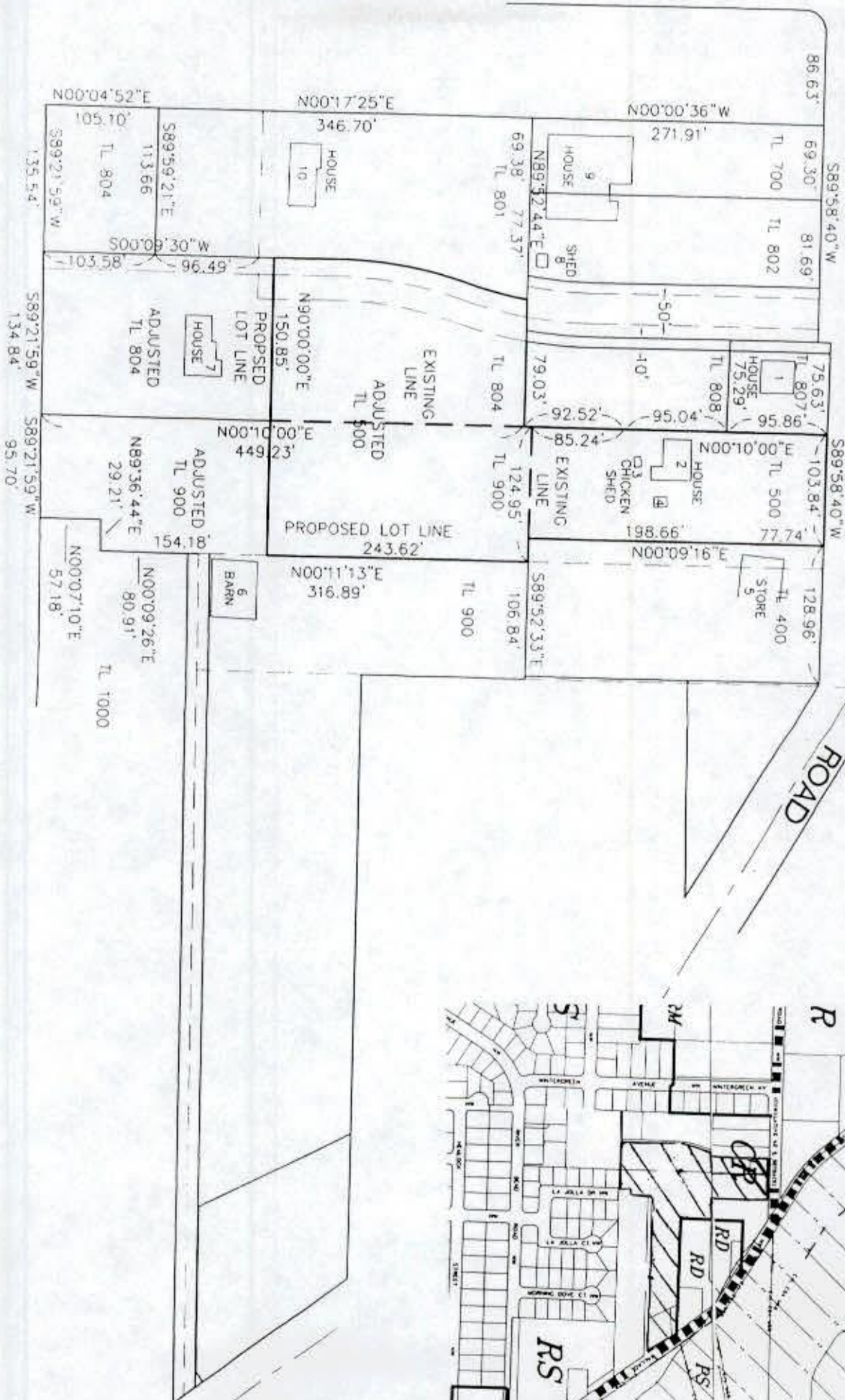


Brandie Dalton
Associate Planner

Attachment: A. Preliminary plan

cc: Dave Pratt, Principal Planner
Dean Bartell, Public Works Department
Larry Ellenwood, Building and Safety Division
Rex Amstutz, Public Works

WALLACE



FOR STAFF USE ONLY

RECEIVED BY <u>BO</u>	DATE <u>9-14-00</u>	RECEIPT NO. <u>445418</u>
TYPE OF APPLICATION <u>Lot Line Adjust</u>	DATA MANAGEMENT SYSTEM NO. <u>931</u>	
NA <u>West Salem</u>	POSTING NTC/AFFIDAVIT _____	ZONE MAP NUMBER <u>73 09S</u>
COUNCIL PERSON _____	WARD NO. <u>8</u>	PRE-APPLICATION FILE NO. _____
P.W. NOTIFIED _____	DATE THE APPLICATION DEEMED COMPLETE _____	

II. GENERAL DATA REQUIRED (to be completed by the applicant):

The Episcopal Diocese of Oregon (Diocese of Oregon for Prince of Peace Episcopal Church)
 (Names of Applicant for file identification)

1525 Glen Creek Rd NW 97304 503-585-1479
 (Applicant's Current Mailing Address -- Include Zip) (Day Time Phone & Fax Number)

1452 Brush College Rd 97304 2.12 acres
 (Street Address or Location of Subject Property) (Total Area of Subject Property in Acres or Square Feet)

Single family SF/COM RS/CR
 (Existing Use of Subject Property) (Comp Plan Designation) (Zoning)

Church - eventually
 (Proposed Use of Property or Type of Development of Subject Property)

Owners Representative or Design Professional to be contacted regarding matters on this application, if other than applicant.

NAME	ADDRESS (INCLUDE ZIP)	DAY TIME PHONE & FAX #
<u>Margaret McMarrin</u>	<u>1525 Glen Creek Rd NW</u>	<u>503-585-1479</u>

III. AUTHORIZATION BY PROPERTY OWNERS (to be completed by the applicant)
 (NOT REQUIRED FOR URBAN SERVICE AREA AMENDMENT)

Property owners and contract purchasers are required to authorize the filing of this application and must sign below. All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.

SIGNATURE	NAME (PRINT OR TYPE)	ADDRESS (INCLUDE ZIP)
<u>Charles Sawyer</u>	<u>Charles + Waltraut Sawyer</u>	<u>2501 Wallace Rd NW</u>
<u>Waltraut Sawyer</u>	<u>Jeff + Gloria Hiltz</u>	<u>2499 Wallace Rd NW 97304</u>
<u>Jeff Hiltz</u>		
<u>Gloria Hiltz</u>		
<u>ltm hiltz</u>	<u>George M. Dumfries</u>	<u>September 6, 2000</u>
		(Date)



PERMIT APPLICATION - AFTER
555 LIBERTY ST. SE/ROOM 320
SALEM, OREGON 97301
PHONE: 503-588-6256
FAX: 503-588-6005

APPLICATION FORM

EXHIBIT "A"

I. TYPE OF APPLICATION (to be completed by the applicant)

NOTE: Since this is a comprehensive application form, only those items related to your specific type of application are to be completed. Multiple issues one application except for combined Comprehensive Plan Change/Zone Change (75% of the total charges for an application with multiple issues decided by the same body)

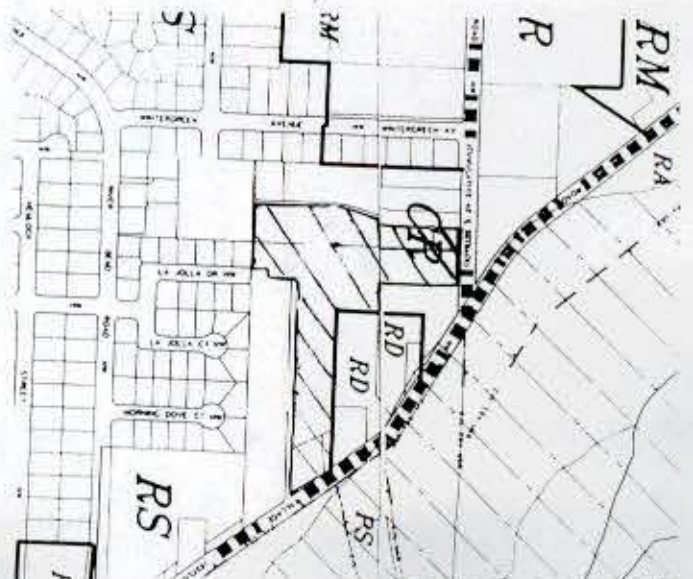
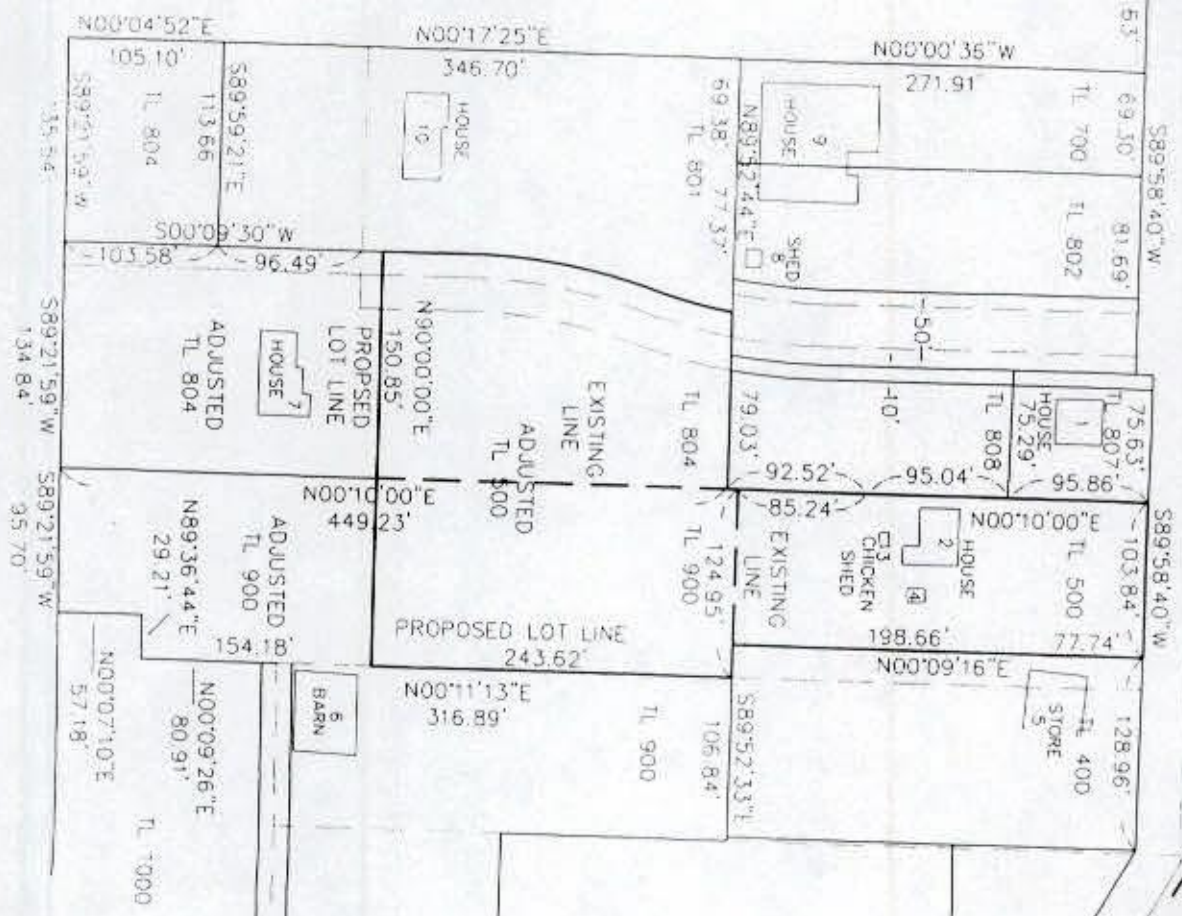
* Application fees include a non-refundable \$10 Permit Application Center processing/automation fee.

COLUMN 1	COLUMN 2	COLUMN 3
FEE	Pursuant to the Salem Revised Code, application is made to the Planning Division of the City of Salem for the following:	Number refers to additional data which must accompany a particular application (refer to number and explanation on following page).
\$410*	ADJUSTMENT, ZONING From section(s) 1, 2, 4, 5, 8	13
\$360*	ADJUSTMENT, LOT LINE	1, 2, 3, 4, 8, 19
\$2,130*	MOBILE HOME PARK	1, 2, 3, 4, 8, 19
every unit in excess of 5)	Total number of Mobile Home spaces to be created	
\$1,600*	CONDITIONAL USE	1, 2, 3, 4, 5, 8, 19
\$1,335*	ADMINISTRATIVE CONDITIONAL USE	1, 2, 3, 4, 5, 6, 14
No Charge	HISTORIC DESIGNATION	1, 2, 4, 5, 8
\$435*	GREENWAY DEVELOPMENT PERMIT	1, 2, 4, 5, 8, 19
\$2,660*	COMPREHENSIVE PLAN CHANGE/ZONE CHANGE	1, 2, 3, 4, 5, 8
(Non-Residential or Residential)	Reclassifying the area from _____ designation. District to a _____ District.	1, 2, 3, 4, 5, 8
\$2,130* (Non-Residential)	ZONE CHANGE	1, 2, 3, 4, 5, 8
\$1,600* (Residential)	Reclassifying the described property from a _____ District to a _____ District.	
\$1,335* (Non-Residential or Residential)	VARIANCE	1, 2, 4, 5, 8, 19
From section(s) _____ of the Salem Revised Code (SRC)	STREET NAME CHANGES AND STREET NAMING	15
\$3,720* (+\$5 per acre for every acre in excess of 5)	ANNEXATION (Indicate requested zone district below)	1, 2, 4, 7, 11
ZONE CHANGE FOR ANNEXED AREA	Reclassifying the described property from a _____ District in _____ County to a _____ District.	1, 2, 3, 4, 5, 8, 11
Waive the privilege of requesting a particular zoning classification for the area/properties petitioned for annexation.	COMPREHENSIVE PLAN AMENDMENT	1, 2, 4, 5, 8
or Residential)	Reclassifying the area from _____ designation to a _____ designation.	
\$1,865* (+\$5 for every acre in excess of 5)	UGA DEVELOPMENT PERMIT (SRC 66)	1, 2, 4, 10
\$3,190* Outline Plan in excess of 5)	PLANNED UNIT DEVELOPMENT	1, 2, 3, 4, 5, 8, 19
(\$3 per unit for every unit in excess of 5)		
\$540* Final Plan in excess of 5)		
(\$3 per unit for every unit in excess of 5)		
\$2,660* (+\$5 per lot for every lot in excess of 5)	SUBDIVISION	1, 2, 3, 4, 6, 9, 19
\$1,070* (with/without Variances)	LAND PARTITIONING	1, 2, 3, 4, 6, 9, 19
\$5,310* (+\$5 per lot in excess of 5)	EXPEDITED SUBDIVISION	Per ORS 197
\$2,660*	EXPEDITED PARTITION	Per ORS 197
\$115*	DEVELOPMENT DESIGN REVIEW	1, 16
\$220*	Pre-application Conference	1, 2, 4, 8, 17
\$435*	Design Review	1, 10, 18
\$3,510*	URBAN SERVICE AREA AMENDMENT	
\$190*	TREE REGULATIONS	8, 19
\$190*	Single Family and Duplex - Building Permits	8, 19
\$190*	All Other Building Permits	8, 19
\$190*	Conditional Use Permit	8, 19
\$190*	Greenway Permit	8, 19
\$445*	Manufactured Dwelling Park	8, 19
\$310*	Partition	8, 19
\$445*	Planned Unit Development	8, 19
\$445*	Subdivision	8, 19
\$190*	Zoning Variance	8, 19
\$155*	Hazard/Diseased Trees	8, 19
\$410*	Variances from Tree Regulations	8, 20
\$250*	Appeal of Planning Administrator Decision	

BRUSH COLLEGE ROAD No. 648

WINTERGREEN AVE

WALLACE ROAD



FNTO-0011 (R 2/94)

B330P1773

97FEB 25 AM 11:10

Fidelity National Title Company of Oregon

STATUTORY WARRANTY DEED
(Individual or Corporate)

EDWARD A. HOEM AND JEAN C. HOEM

..... grantor, conveys and warrants to

JEFFREY A. HILTS AND GLORIA J. HILTS, husband and wife

..... grantees, the following described real property, free and clear of encumbrances except as specifically set forth herein, situated in the county of Polk, State of Oregon, to wit:

As described in the attached Exhibit "One"

**rec 3/14/66 Bk 199, Pg 645;

Subject to and excepting: Rights of the public & governmental agencies in & to any portion of said land lying within the boundaries of streets, roads & highways; Easements to PGE rec 7/12/92 Book 182, Pg 429; Easements to Northwest Natural Gas Co. for utilities rec 6/7/63 Bk 186, Pg 206; Easement for roadway rec 11/6/68 Bk 214, Pg 315; Easements for roadway **

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 150,000.00

(See ORS 93.030)

Dated this 20 day of February, 1997.

x Edward A. Hoem

x Jean C. Hoem

STATE OF OREGON, County of Marion)

This instrument was acknowledged before me on 2/20, 1997
by Edward A. Hoem and Jean C. Hoem

This instrument was acknowledged before me on _____, 199____
by _____
as _____
of _____



Kathleen A. Schneider
Notary Public in and for Oregon
My commission expires: 5/22/97

GRANTOR'S NAME

GRANTEE'S NAME

Until further notice send future tax statements to:

Mr. & Mrs. Jeffrey A Hilts

2499 Wallace Road NW
Salem, OR 97304

AFTER RECORDING RETURN TO:

same as shown above

Space reserved for
recorder's use

7-3-qcd/00804

20054

7-17

B330P1774

97 FEB 25 AM 11:10

TRACT 1:

Beginning at an iron pipe which is 1508.10 feet West and 314.16 feet South of the Northeast corner of the C.O. Hosford Donation Land Claim in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, State of Oregon, thence South 449.34 feet to an iron rod, thence West 286.44 feet to an iron rod, thence North 104.84 feet to an iron pipe, thence East 135.00 feet to an iron rod, thence North 166.50 feet to an iron pipe at the point of beginning of a 393.58 foot radius curve to the right, thence 124.56 feet along the arc of said curve to the point of beginning of a 377.58 foot radius curve to the left (the chord of said arc bears North 9°04' East 124.07 feet), thence along the arc of the last mentioned curve 59.31 feet (the chord of said arc bears North 13°39' East 59.25 feet), thence East 117.66 feet to the place of beginning and lying in said Hosford Donation Land Claim.

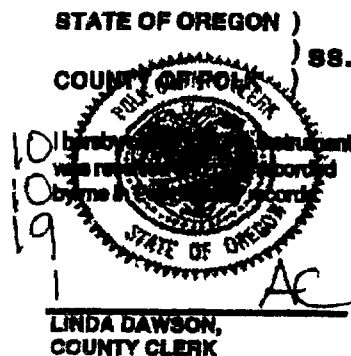
EXCEPT from the above described tract there is reserved a strip of land 16 feet in width and Westerly line of which begins at a point which is 1508.10 feet West, 314.16 feet South and 117.66 feet West of the Northeast corner of the C.O. Hosford Donation Land Claim in Township 6 South, Range 3 West of the Willamette Meridian in Polk County, Oregon, and running thence Southerly along the arc of a 377.58 foot radius curve to the right a distance of 59.31 feet (the chord of said arc bears South 13°39' West 59.25 feet), thence South 271.34 feet to the terminus of said 16 foot strip of land which is reserved for roadway purposes of the property South of the above described tract of land.

TRACT 2:

A strip of land 16 feet in width, the Westerly line of which begins at a point which is 1508.10 feet West, 314.16 feet South and 117.66 feet West of the Northeast corner of C.O. Hosford Donation Land Claim in Township 7 South, Range 3 West of the Willamette Meridian, in Polk County, Oregon, and running thence Southerly along the arc of a 377.58 foot radius curve to the right a distance of 59.31 feet (the chord of said arc bears South 13°39' West 59.25 feet), thence along the arc of a 393.58 foot radius curve to the left a distance of 124.56 feet (the chord of which arc bears South 9°04' West 124.07 feet), thence South 371.34 feet to the terminus of said 16 foot strip of land which is reserved for roadway purposes to the property South of the above described tract of land.

SUBJECT TO the right of abutting property owners and public to use said property for right of way purposes.

425863



KEY TITLE

Warranty Deed (rerecording)

Grantor: Yungen

Grantee: The Diocese of Oregon for Prince
of Peace Episcopal Church

Taxes: The Episcopal Diocese
P.O. Box 467
Lake Oswego, OR 97034

Consideration: \$100,000.00

KEYTITLE 16-18011
7-3-9CD/00500

RECORDED IN OFFICIAL POLK COUNTY RECORDS
LINDA DAWSON, COUNTY CLERK



35.00

00001032200000675003

2000000675

RECORDING NO 1
10 00 10 00 11 00

10:10:13 AM 01/27/2000

1 KELLERL

After recording return to:

THE EPISCOPAL DIOCESE OF OREGON AND EPISCOPAL CHURCH ESCHEW PRINCE OF PEACE
P O BOX 467
LAKE OSWEGO, OR 97034

TITLE ORDER NO: 16-18077

RECORDED IN OFFICIAL POLK COUNTY RECORDS
 LINDA DAWSON, COUNTY CLERK

Until a change is requested tax statements
 shall be sent to the following address:
SAME AS ABOVE



31.00

200000443

2:55:59 PM 01/14/2000

RECORDING NO. 1

1 CAPTAIN

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

VIOLET L. YUNGEN, TRUSTEE OF YUNGEN LIVING TRUST DATED JULY 24, 1996 Grantor,
 conveys and warrants to:

THE DIOCESE OF OREGON FOR PRINCE OF PEACE EPISCOPAL CHURCH
 Grantee,

the following described real property free of encumbrances except as
 specifically set forth herein:

THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION

SEE LEGAL DESCRIPTION ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

SUBJECT TO: Rights of the public lying within the limits of roads,
 streets, and highways; Terms and provisions of Road Maintenance
 Agreement, recorded 9/16/97, in Book 341, Page 79, Book of Records, Polk,
 County, Oregon; Easements of record;

This property is currently being used as investment property with a
 month-to-month tenant.

Also, the City of Salem has installed a new sewer line not currently
 being used by the Property. There is a deferred assessment attached to
 the Property that will be owed at the time of future development occurs
 or the Property utilizes the sewer line.

Tax Account No: 241227

Map No: 07309CD-00500

THIS INSTRUMENT WILL 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
 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$100,000.00. However, if
 the actual consideration consists of or includes other property or other
 value given or promised, such other property or value was ~~part of the~~ the
 whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
 Directors.

Dated this 11 day of January, 2000.

GRANTOR(S):

RECORDED IN OFFICIAL POLK COUNTY RECORDS

EXHIBIT A

Beginning at a point in the center of a County road that is 15.936 chains West of the Southeast corner of the E. F. Hosford D.L.C. in Section 9 in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; and running thence South $0^{\circ} 10'$ West 306.68 feet to an iron pipe; thence West 125.00 feet; thence North $0^{\circ} 10'$ East 306.68 feet to the center of said road; thence East 125.00 feet along the center of said road to the place of beginning, and being in Section 9, in Township 7 South, Range 3 West of W. M., in Polk County, Oregon.

SAVE AND EXCEPT a strip of land 25 feet wide along the North side which is used for roadway purposes.

FURTHER SAVE AND EXCEPT that portion conveyed to the State of Oregon, by and through its Department of Transportation in deed recorded September 12, 1997 in Book 340, Page 2077, Book of Records, Polk County, Oregon.

ALSO SAVE AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF THE FOLLOWING:

Beginning at a point which is 942.42 feet West of the Southeast corner of the E. F. Hosford Donation Land Claim No. 64, in Township 7 South, Range 3 West of the Willamette Meridian, Polk County, Oregon; thence South $89^{\circ} 58' 45''$ West 130.81 feet; thence South $00^{\circ} 10'$ West 306.83 feet to an iron rod with cap; thence South $89^{\circ} 56' 23''$ East 128.52 feet to an iron pipe; Thence North $00^{\circ} 15' 30''$ East 151.23 feet to an iron rod with cap; thence East 203.69 feet to an iron rod with cap on the Westerly right of way line of the Salem Dayton Highway; thence East 58.25 feet to the center line of the right of way of the Salem-Dayton Highway; thence North $59^{\circ} 01'$ West 302.61 feet to the point of intersection of the center lines of the Salem-Dayton Highway and Brush College Road, also being the point of beginning.



FORM No. 433—WARRANTY DEED (Individual or Corporate)

205 PAGE 1201
WARRANTY DEED

PUBLISHED BY THE OREGON LAW PUBLISHING CO., PORTLAND, ORE., 97201

KNOW ALL MEN BY THESE PRESENTS, That C. M. Bitikofer and Cora Bitikofer

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles Saucy and Waltraut Saucy

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of

and State of Oregon, described as follows, to-wit:

Beginning at a point which is 942.48 feet West and 306.68 feet South 0°10' West from the Southeast corner of the E. F. Bosford Donation Land Claim No. 84 in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; and running thence South 0°10' West 153.32 feet; thence East 425.19 feet; thence South 27°35' East 156.98 feet; thence North 89°40' East 155.25 feet; thence North 54°44' East 12.20 feet; thence South 37°37' East 24.04 feet; thence West 789.76 feet; thence South 0°10' West 91.08 feet; thence West 29.30 feet; thence South 0°10' West 60.82 feet; thence West 95.70 feet; thence North 0°10' East 449.35 feet; thence East 234.30 feet to the place of beginning.

SAVE AND EXCEPT that portion of the above described tract of land lying within the boundaries of public roads and highways.

SUBJECT TO:

Easement, including the terms and provisions thereof, as conveyed to Portland General Electric Company, by instrument recorded April 28, 1960 in Volume 173, Page 814, Deed Records for Polk County, Oregon.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that

grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 86,500.00

~~the whole of the premises hereinafter described.~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of July, 1987; If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. Buyer should check with the appropriate city or county Planning Department to verify approved uses.

STATE OF OREGON,

County of Marion

July 29, 1987

STATE OF OREGON, County of

Personally appeared

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/5/89

Notary Public for Oregon

My commission expires:

C. M. Bitikofer and Cora Bitikofer
3462 Davidson St. S.E.
Albany, OR 97321

GRANTOR'S NAME AND ADDRESS

Charles Saucy and Waltraut Saucy
2501 Wallace Road N. W.
Salem, OR 97304

GRANTEE'S NAME AND ADDRESS

After recording return to:

C. M. and Cora Bitikofer
3462 Davidson St. S.E.
Albany, OR 97321

NAME, ADDRESS, ZIP

Until a change is reported all her statements shall be sent to the following at
Charles Saucy and Waltraut Saucy
2501 Wallace Road N. W.
Salem, OR 97304

NAME, ADDRESS, ZIP

STATE OF OREGON,

3151.09

STATE OF OREGON

County of Polk

I hereby certify that the within was received and duly recorded by me in Polk County records:

B.O.R. 205 Page 1201

FILED
POLK COUNTY OREGON

87 JUL 30 PM 2:43

LINDA DAWSON
COUNTY CLERKBY LAB DEPUTY

B334P0677

97 MAY -8 AM 8:22

ODOT
File 6208-082
10B-8-28

WARRANTY DEED

CHARLES SAUCY and WALTRAUT SAUCY, Grantor, for the true and actual consideration of \$ 950⁰⁰ does convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Grantee, fee title to the following described property:

Parcel 1 - Fee

A parcel of land lying in the C. O. Hosford D.L.C. No. 65, Township 7 South, Range 3 West, W.M., Polk County, Oregon and being a portion of that property described in that deed to Charles Saucy and Waltraut Saucy, recorded July 30, 1987 in Book 205, Page 1201 of Polk County Book of Records; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Southwesterly side of the center line of the relocated Salem - Dayton Highway, which center line is described as follows:

Beginning at Engineer's center line Station 29+237.255, said station being 970.001 meters North and 991.514 meters West of the most Easterly Southeast Corner of the C.O. Hosford D.L.C. No. 65, Township 7 South, Range 3 West, W.M., Polk County, Oregon; thence South 80° 38' 29" East 128.833 meters; thence on a spiral curve right (the long chord of which bears South 58° 39' 04" East 181.912 meters) 182 meters; thence on an 873.188 meter radius curve right (the long chord of which bears South 48° 48' 07" East 178.551 meters) 178.863 meters; thence on a spiral curve right (the long chord of which bears South 40° 15' 55" East 121.973 meters) 122 meters; thence South 38° 55' 52" East 41.872 meters; thence on a spiral curve left (the long chord of which bears South 40° 18' 52" East 91.978 meters) 92 meters; thence on a 635.046 meter radius curve left (the long chord of which bears South 44° 24' 34" East 29.435 meters) 29.438 meters; thence on a spiral curve left (the long chord of which bears South 48° 30' 16" East 91.978 meters) 92 meters; thence South 49° 53' 16" East 11.204 meters; thence on a spiral curve right (the long chord of which bears South 48° 01' 19" East 104.955 meters) 105 meters; thence on a 537.346 meter radius curve right (the long chord of which bears South 39° 53' 49" East 82.318 meters) 82.398 meters; thence on a spiral curve right (the long chord of which bears South 31° 46' 18" East 104.955 meters) 105 meters; thence South 29° 54' 21" East 4.584 meters; thence on a spiral curve left (the long chord of which bears South 31° 06' 32" East 109.980 meters) 110 meters; thence on an 873.188 meter radius curve left (the long chord of which bears South 34° 37' 51" East 34.014 meters) 34.017

2-10-97

✓ AFTER RECORDING RETURN TO
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
417 TRANSPORTATION BLDG.
SALEM OR 97310

Account No.: 241298 32-1-7-9CD-0900

Property Address: 2501 Wallace Road NW
Salem OR 97304

STATE OF OREGON)

COUNTY CLERK) SS.

Liberty
was recorded
by me in
records

STATE OF OREGON

LINDA DAWSON,
COUNTY CLERK

429002

ORIGINAL

B334P0678

97 MAY -8 AM 8:22

ODOT
File 6206-062
10B-8-28

meters; thence on a spiral curve left (the long chord of which bears South 38° 09' 10" East 109.980 meters) 110 meters; thence South 38° 21' 21" East 22.579 meters; thence on a spiral curve right (the long chord of which bears South 38° 22' 15" East 181.802 meters) 182 meters; thence on a 582.125 meter radius curve right (the long chord of which bears South 28° 55' 42" East 29.981 meters) 29.884 meters; thence on a spiral curve right (the long chord of which bears South 21° 29' 10" East 181.802 meters) 182 meters; thence South 18° 30' 04" East 70.900 meters to Engineer's Station 31+153.828.

Bearings are based upon the Oregon Coordinate System of 1927, north zone.

The widths in meters of the strip of land above referred to are as follows:

Station	to	Station	Width on Southwesterly side of center line
30+270		30+370	14.400
30+370		30+400	14.400 in a straight line to 15.800

The parcel of land to which this description applies contains 50 square meters, more or less.

Grantor also grants to Grantee, its successors and assigns, a permanent easement to construct and maintain slopes, and to relocate, construct and maintain water, gas, electric and communication service lines, fixtures and facilities, and appurtenances therefor, upon, over, through, and across the following described property:

Parcel 2 - Permanent Easement for Slopes, Water, Gas, Electric and Communication Service Lines, Fixtures and Facilities

A parcel of land lying in the C. O. Hosford D.L.C. No. 65, Township 7 South, Range 3 West, W.M., Polk County, Oregon and being a portion of that property described in that deed to Charles Saucy and Waltraut Saucy, recorded July 30, 1987 in Book 205, Page 1281 of Polk County Book of Records; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Southwesterly side of the center line of the relocated Salem - Dayton Highway, which center line is described in Parcel 1.

The widths in meters of the strip of land above referred to are as follows:

Station	to	Station	Width on Southwesterly side of center line
30+330		30+370	17.200 in a straight line to 19.100
30+370		30+420	19.100 in a straight line to 22.700

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 26 square meters, more or less.

Grantor also grants to Grantee, its successors and assigns, a temporary easement for a work area to construct a road approach over and across the following described property:

8834P0679

97 MAY -8 AM 8:22

ODOT
File 6206-082
10B-8-28**Parcel 3 - Temporary Easement for Road Approach (7 Years or Duration of Project)**

A parcel of land lying in the C. O. Hosford D. L. C. No. 65, Township 7 South, Range 3 West, W.M., Polk County, Oregon and being a portion of that property described in that deed to Charles Saucy and Waltraut Saucy, recorded July 30, 1987 in Book 205, Page 1201 of Polk County Book of Records; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Southwesterly side of the center line of the relocated Salem - Dayton Highway, which center line is described in Parcel 1.

The widths in meters of the strip of land above referred to are as follows:

Station	to	Station	Width on Southwesterly side of center line
30+365		30+371	24 in a straight line to 27.500
30+371		30+382	27.500 in a straight line to 15

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 61 square meters, more or less.

IT IS UNDERSTOOD that the easement rights herein granted shall terminate seven (7) years from the date hereof or upon completion of the above-mentioned construction project, whichever is sooner.

IT IS ALSO UNDERSTOOD that the easements herein granted do not convey any right, or interest in the above-described Parcels 2 and 3, except for the purposes stated herein, nor prevent Grantor from the use of said property; provided, however, that such use shall not be permitted to interfere with the rights herein granted or endanger the lateral support of the public way, or to interfere in any way with the relocation, construction, and maintenance of said utilities, and their appurtenances, as granted hereinabove.

Also the rights of the owner of any relocated utilities shall be the same as previously existed in that portion of the utilities being relocated.

IT IS ALSO UNDERSTOOD that these easements shall be subject to the same conditions, terms and restrictions contained in the easements, licenses and/or permits granted to the owner of any facilities being relocated.

IT IS ALSO UNDERSTOOD that Grantor shall not place or erect any buildings or structures upon the easement areas without the written consent of Grantee.

B334P0680

97MAY -8 AM 8:22

ODOT
File 6206-082
10B-8-28

IT IS FURTHER UNDERSTOOD that nothing herein contained is intended to create any obligation on the part of Grantee for the maintenance of said utilities.

Grantor covenants to and with Grantee, its successors and assigns, that grantor is the owner of all the above-described property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the property herein conveyed and the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

Grantor agrees the consideration recited herein is just compensation for the property, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property and the construction or improvement of the public way.

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon the State of Oregon Department of Transportation, unless and until accepted and approved by the recording of this document.

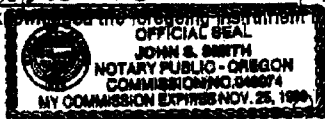
Dated this 25TH day of April, 1997.

Charles Saucy
Charles Saucy

Walter Saucy
Walter Saucy

STATE OF OREGON, County of Polk

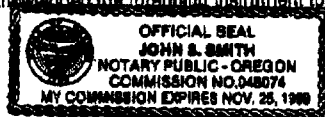
April 25, 1997. Personally appeared the above named Charles Saucy, who acknowledged the foregoing instrument to be his voluntary act. Before me:



John S. Smith
Notary Public for Oregon
My Commission expires Nov. 25, 1997

STATE OF OREGON, County of Polk

April 25, 1997. Personally appeared the above named Walter Saucy, who acknowledged the foregoing instrument to be his voluntary act. Before me:



John S. Smith
Notary Public for Oregon
My Commission expires Nov. 25, 1997

429002

Prince of Peace

From: Robert Ladehoff [robertl@diocese-oregon.org]
Sent: Wednesday, August 30, 2000 10:47 AM
To: pop@open.org

To: The Rev. Margaret McMurren, Vicar
Prince of Peace Episcopal Church
Salem, Oregon

Dear Margaret:

I am delighted to know that Prince of Peace Church is coming near to the time when you will close on the property you are purchasing.

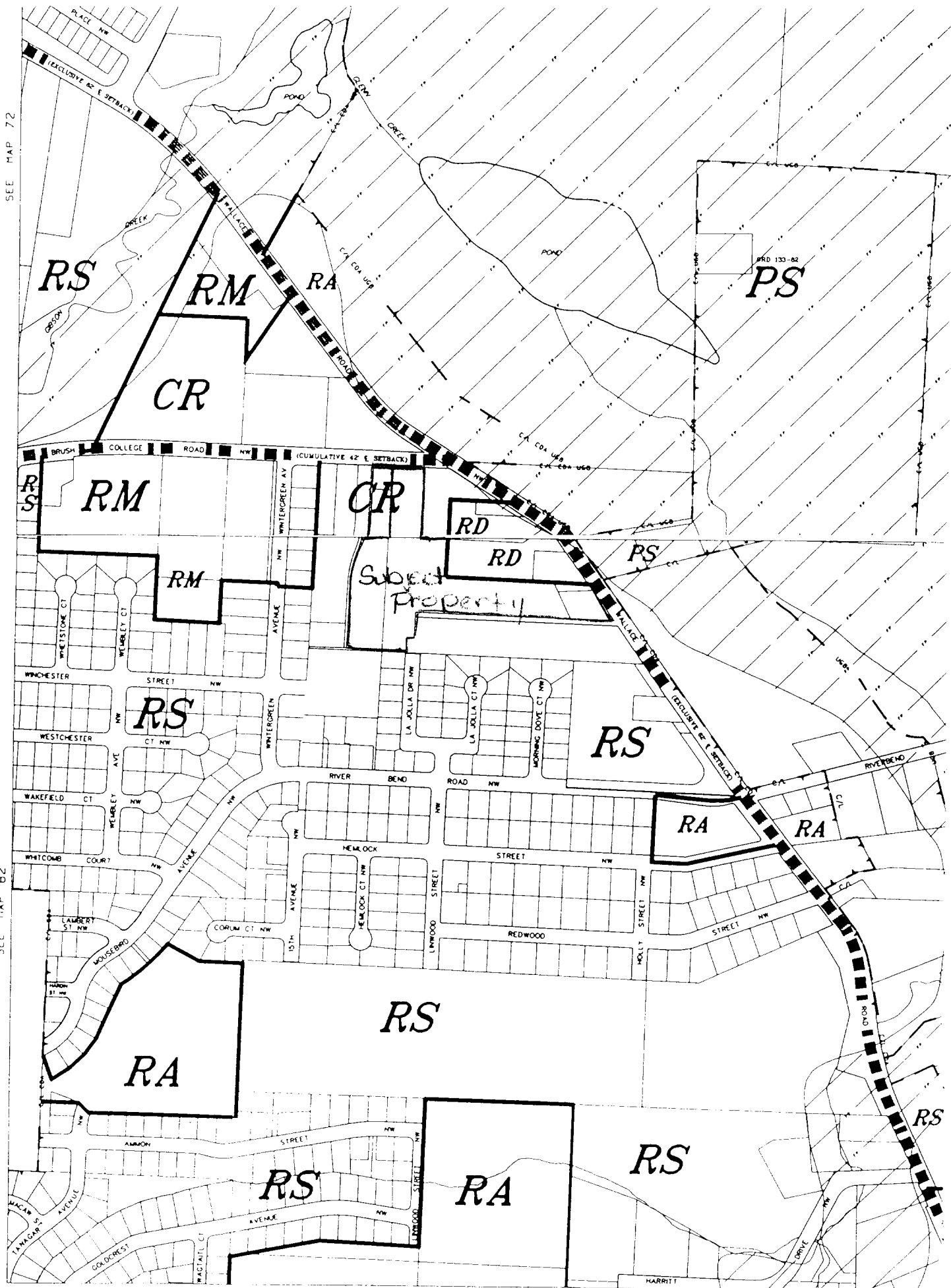
By this letter, I authorize George M. Dunford, Senior Warden, to be the authorized signer of papers related to the purchase of this property.

Please send me copies of the documents he signs.

The Rt. Rev. Robert L. Ladehoff, Bishop
Episcopal Diocese of Oregon

SEE MAP 72

SEE MAP 82



SEE MAP 93

ZONING MAPS

LEGEND

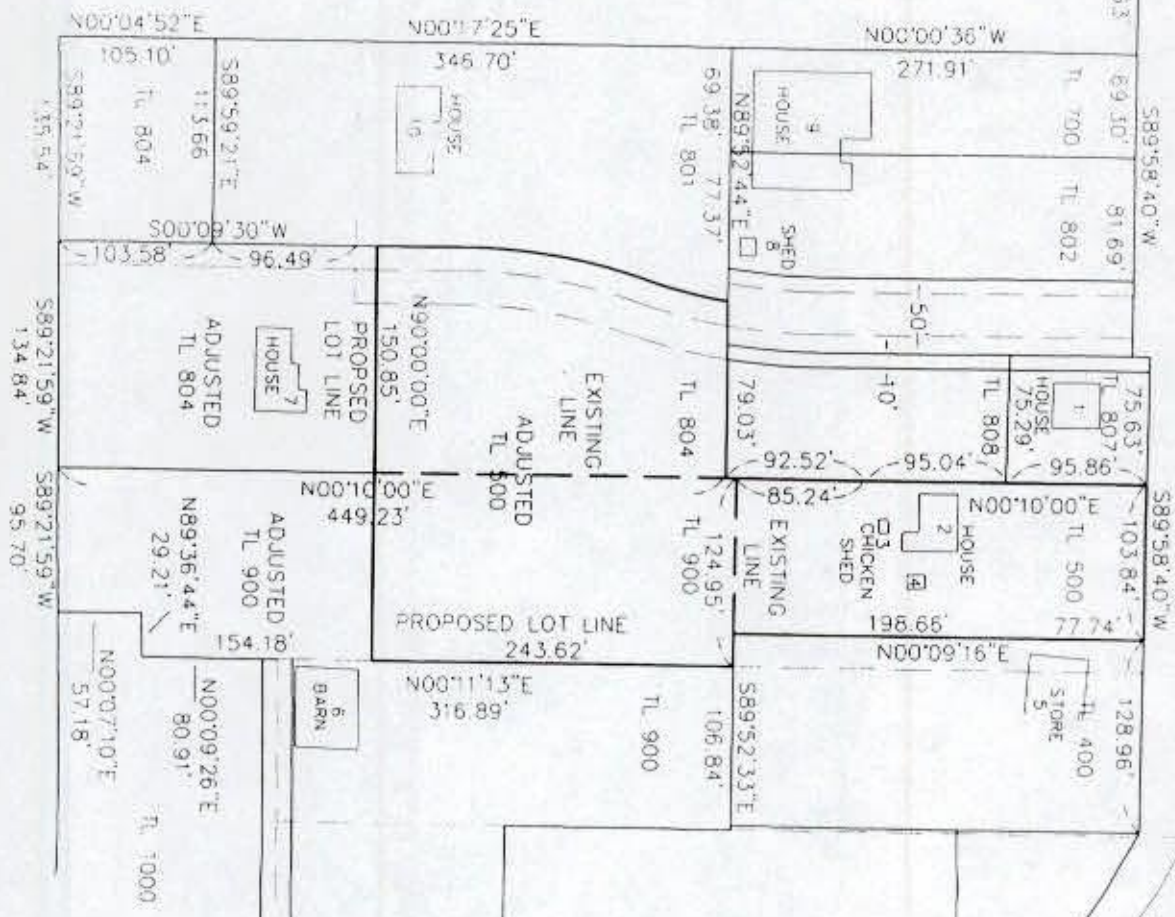
▲ COA ▲ CURRENT DEVELOPED AREA

— ZONING E
RA ZONING E

WINTERGREEN AVE

BRUSH COLLEGE ROAD No. 648

WALLACE ROAD



AREA CALCULATIONS

TL 500	0.65 ACRES EXISTING
TL 500	2.12 ACRES PROPOSED
TL 804	1.83 ACRES EXISTING
TL 804	1.06 ACRES PROPOSED
TL 900	3.53 ACRES EXISTING
TL 900	2.83 ACRES PROPOSED

BUILDING OFFSETS

#	
1	3' FEET FROM THE WEST LINE
2	8' FEET FROM THE WEST LINE
3	25.5' FEET FROM THE WEST LINE
4	32' FEET FROM THE EAST LINE
5	VARIES 10 FEET TO 15 FEET FROM THE PROPERTY
6	9' FEET FROM THE SOUTH LINE
7	LINE OF THE SUBJECT PROPERTY
8	46.5' FEET FROM THE SOUTH LINE
9	9' FEET FROM THE EAST LINE A
9	LINE OF TAX LOT 802
9	55' FEET FROM THE EAST LINE
10	LINE OF TAX LOT 802
10	48.4' FEET FROM THE WEST LINE

Pamela Cole

From: Greg Wilson <Greg@barkerwilson.com>
Sent: Thursday, November 18, 2021 4:44 PM
To: Pamela Cole
Subject: Brush College PLA
Attachments: CS14178.pdf

Here is the survey I mentioned.

Greg Wilson, President



3657 Kashmir Way S.E.
Salem, OR 97317
p. (503)588-8800
f. (503)363-2469
c. (503)930-7595