

EAST PARK ESTATES P.U.D. PHASE 2

A REPLAT OF LOT 149, EAST PARK ESTATES P.U.D.
IN THE NW & SW 1/4 SEC. 29, T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

SURVEYOR'S CERTIFICATE

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS EAST PARK ESTATES PHASE 2, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

LOT 149, EAST PARK ESTATES P.U.D. AS RECORDED IN BOOK H48, PAGE 91, MARION COUNTY BOOK OF TOWN PLATS LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, HAVING AN INITIAL POINT OF A 5/8" IRON ROD WITH YELLOW PLASTIC CAP AT THE SOUTHEAST CORNER OF LOT 137, EAST PARK ESTATES P.U.D.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT D. HAMMAN, PLS 64202LS

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2023

PER O.R.S. 92.070 (2), I HEREBY CERTIFY THAT THE REMAINING MONUMENTS WITHIN THIS SUBDIVISION WILL BE SET WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE PAVING OF IMPROVEMENTS, OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 149, EAST PARK ESTATES P.U.D. INTO LOTS AND STREETS AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT CASE NUMBERS CPC-ZC-PUD-SUB-ADJ19-08, CPC-ZC-PUD-SUB-ADJ19-08MOD1, AND PUD 20-01. THE BASIS OF BEARING IS ALONG THE EAST LINE PER PHASE 1.

INTERNAL AND CENTERLINE MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERNAL AND CENTERLINE MONUMENTS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN REEL _____, PAGE _____, OF THE MARION COUNTY DEED RECORDS.

MARION COUNTY SURVEYOR

DATE

APPROVALS AND ACCEPTANCE OF DEDICATION

CITY OF SALEM PLANNING ADMINISTRATOR DATE
SUBDIVISION CASE NUMBERS CPC-ZC-PUD-SUB-ADJ19-08,
CPC-ZC-PUD-SUB-ADJ19-08MOD1, AND PUD 20-01

CITY OF SALEM SURVEYOR DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH: DATE _____.

MARION COUNTY TAX COLLECTOR DATE

MARION COUNTY ASSESSOR DATE

CHAIRPERSON OR VICE-CHAIRPERSON DATE
MARION COUNTY BOARD OF COMMISSIONERS

PLAT NOTES:

ALL EASEMENTS GRANTED OR CONVEYED TO THE CITY BY THIS PLAT ARE TO BE GOVERNED BY THE TERMS AND CONDITIONS FOUND IN SRC 205.080.

ALL PRIVATE STREETS ARE SUBJECT TO WATER, STORM, AND SANITARY SEWER EASEMENTS TO THE CITY OF SALEM.

MARION COUNTY INFRASTRUCTURE IMPROVEMENT AGREEMENT RECORDED IN REEL 3282, PAGE 365, MARION COUNTY DEED RECORDS.

COMMON AREAS ARE FOR THE USE AND BENEFIT OF ALL LOTS CREATED AS OUTLINED IN THE DECLARATION OF COVENANT, CONDITIONS, AND RESTRICTIONS FOR EAST PARK ESTATES AS RECORDED IN REEL 4533, PAGE 394, MARION COUNTY DEED RECORDS.

BYLAWS RECORDED IN REEL 4533, PAGE 395, MARION COUNTY DEED RECORDS.

CITY OF SALEM IMPROVEMENT AGREEMENT RECORDED IN REEL 4326, PAGE 201, MARION COUNTY DEED RECORDS.

PLANNING DECISIONS RECORDED IN REEL 4408, PAGE 134, AND REEL 4482, PAGE 084, MARION COUNTY DEED RECORDS.

SUBORDINATION AGREEMENTS RECORDED IN REEL 4266, PAGE 415, REEL 4308, PAGE 047, AND REEL 4517, PAGE 110, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4266, PAGE 414, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4278, PAGE 220, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4296, PAGE 344, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4428, PAGE 491, MARION COUNTY DEED RECORDS.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT EAST PARK LLC., AN OREGON LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE SAME INTO LOTS, COMMON OPEN SPACE, STORM DRAIN FACILITIES, AND PUBLIC AND PRIVATE STREETS, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED THE NAME TO BE KNOWN AS EAST PARK ESTATES P.U.D. PHASE 2. I HEREBY GRANT THE ACCESS, UTILITY, PUBLIC UTILITY, STORM, AND SEWER EASEMENTS AND ACKNOWLEDGE THE PLAT NOTES SHOWN HEREIN. I ALSO HEREBY DEDICATE TO THE PUBLIC GREENCREST STREET AS SHOWN HEREON. I HEREBY EXTINGUISH THE ACCESS AND UTILITY EASEMENTS NOW LYING BENEATH PUBLIC AND PRIVATE STREETS.

KIRIL IVANOV, MEMBER
EAST PARK LLC., AN OREGON LIMITED LIABILITY COMPANY

STATE OF OREGON }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 2022, KIRIL IVANOV, MEMBER, EAST PARK LLC., AN OREGON LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

AFFIDAVIT OF CONSENT RECORDED IN REEL 4533, PAGE 389, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN REEL 4533, PAGE 390, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN REEL 4533, PAGE 391, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN REEL 4533, PAGE 392, MARION COUNTY DEED RECORDS.