

PROPERTY DESCRIPTION PER CURRENT TITLE

BEGINNING ON THE SOUTH LINE OF WEATHERS STREET AT A POINT WHICH IS 412.43 FEET SOUTH 89°42' WEST AND 30.00 FEET SOUTH 11°14' WEST FROM THE NORTHEAST CORNER OF LOT 12, HELTZEL'S GARDEN TRACTS, IN MARION COUNTY, OREGON; SAID POINT BEING ON THE EXTENSION OF THE EAST LINE OF CLAY STREET; THENCE SOUTH 11°14' WEST ALONG THE EXTENSION OF SAID EAST LINE OF CLAY STREET, A DISTANCE OF 120.04 FEET; THENCE SOUTH 89°42' WEST, PARALLEL WITH THE SOUTH LINE OF WEATHERS STREET, 355.40 FEET TO A POINT ON THE EAST LINE OF LANCASTER DRIVE; THENCE NORTH 4°34' WEST ALONG THE EAST LINE OF SAID LANCASTER DRIVE 120.33 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID WEATHER STREET; THENCE NORTH 89°42' EAST 367.52 FEET TO THE PLACE OF BEGINNING.

LEGEND

- FOUND MONUMENT
- ⊙ STORM DRAIN MANHOLE
- ▢ CATCH BASIN
- ⊖ CATCH BASIN ROUND
- > CULVERT
- RD ○ ROOF DRAIN
- ⊙ SANITARY SEWER MANHOLE
- CO ○ CLEANOUT
- ⊙ WATER METER
- WV ⊙ WATER VALVE
- FH ⊙ FIRE HYDRANT
- ⊙ POWER METER
- ⊙ ELECTRICAL BOX
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- GUY ⊙ GUY WIRE
- ⊙ COMMUNICATION RISER

- ⊙ COMMUNICATION BOX
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ BOLLARD
- ⊙ HANDICAP PARKING
- ⊙ CONCRETE
- ⊙ ASPHALT
- ⊙ DECIDUOUS TREE & TRUNK SIZE
- ⊙ PARKING SPACE COUNT
- ⊙ EASEMENT REFERENCE
- ⊙ SIGNIFICANT OBSERVATION

- SS SEWER LINE UNDERGROUND
- SD STORM LINE UNDERGROUND
- W WATERLINE UNDERGROUND
- G GAS LINE UNDERGROUND
- T COMMUNICATION LINE UNDERGROUND
- E ELECTRICAL LINE UNDERGROUND
- OH OVERHEAD POWER LINE
- X FENCE LINE
- CONC CONCRETE
- [DATA] RECORD DATA PER TITLE
- HCR HANDICAP RAMP
- BH BUILDING HEIGHT
- FF FINISH FLOOR
- SF SQUARE FEET
- BDO BUILDING OVERHANG
- C&G CURB & GUTTER

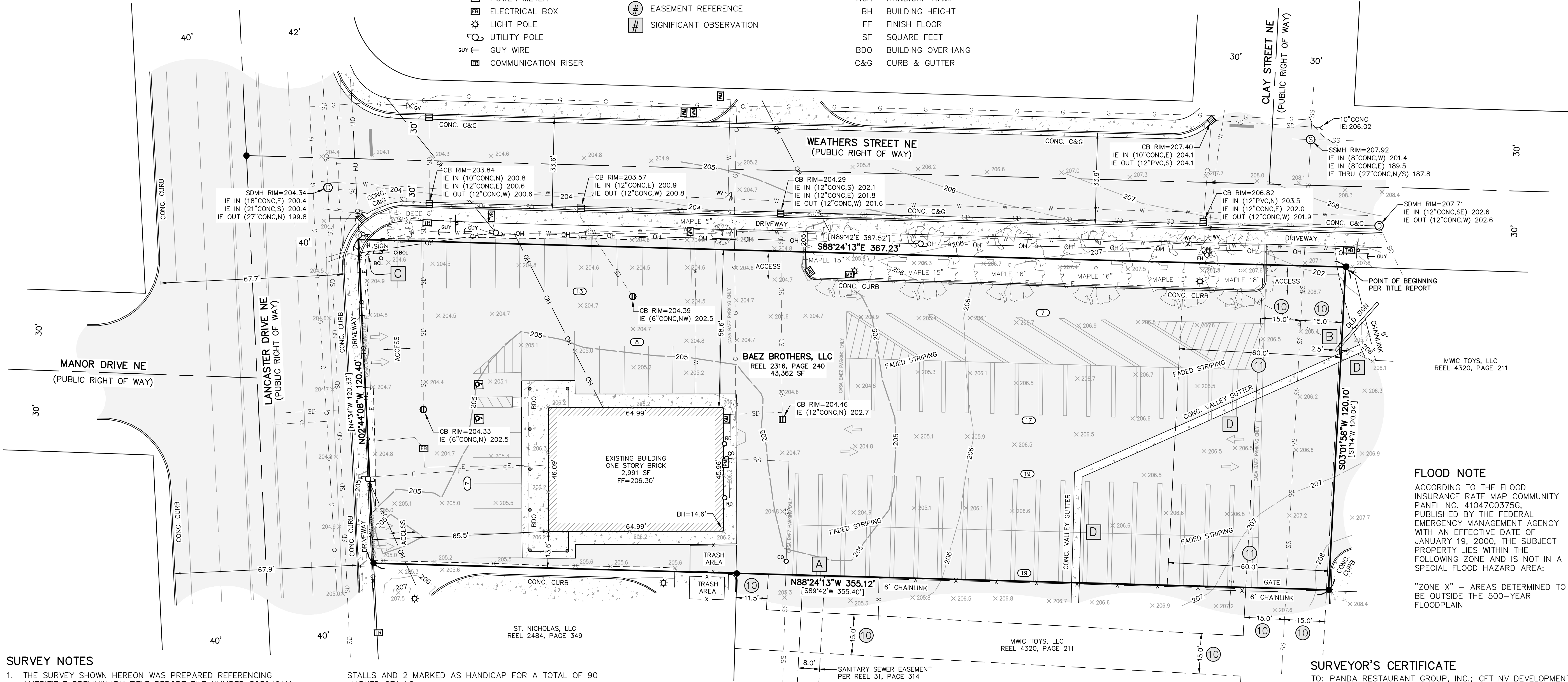
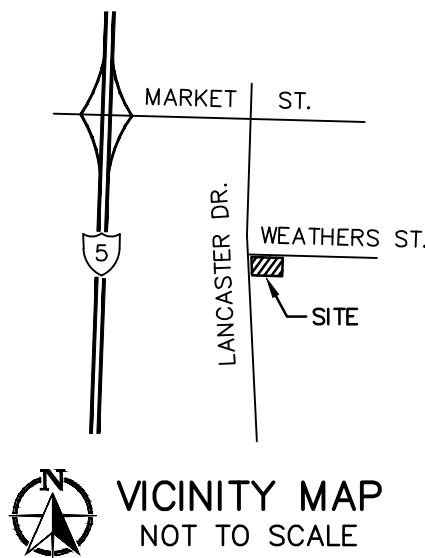
UTILITY NOTE

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ALONG WITH SURFACE UTILITY MARKINGS BY OTHERS. ALL UNDERGROUND UTILITIES SHOWN WERE MARKED ON THE SURFACE BY AN "OREGON ONE-CALL NOTIFICATION CENTER" REQUEST AS WELL AS "MARK IT OUT, LLC" A PRIVATE LOCATING SERVICE. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF SAID MARKINGS, HOWEVER, THEY ARE LOCATED AS ACCURATELY AS THEY ARE MARKED ON THE GROUND.

ZONING INFORMATION

ZONING INFORMATION HAS NOT BEEN PROVIDED BY THE CLIENT AND IS NOT SHOWN HEREON.

SURVEYOR MAKES NO GUARANTEE THAT SUBJECT PROPERTY IS IN COMPLIANCE WITH ANY ZONING REQUIREMENTS.



SURVEY NOTES

- THE SURVEY SHOWN HEREON WAS PREPARED REFERENCEING AMERITITLE PRELIMINARY TITLE REPORT FILE NUMBER 525942AM, REPORT NO. 3, DATED MAY 09, 2022. THE PROPERTY DESCRIBED THEREIN IS THE SAME AS THE PROPERTY SHOWN ON THIS MAP.
- BASIS OF BEARINGS IS THE OREGON STATE PLANE NORTH ZONE 3601, NAD83(2011), EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- ELEVATIONS WERE ESTABLISHED BY GPS RTK OBSERVATIONS TO CITY OF SALEM BENCHMARK "6040". MARK IS AN ALUMINUM DISK IN THE CURB AT THE SOUTHEAST CORNER OF LANCASTER DRIVE NE AND D STREET NE. ELEVATION = 208.48' (CITY OF SALEM DATUM, NGVD29)
- CONTOURS AND SPOT ELEVATIONS AS SHOWN WERE OBTAINED BY A GROUND SURVEY OF THE PROPERTY.
- PROPERTY ADDRESS OBSERVED ONSITE IS: 1292 LANCASTER DRIVE NE, SALEM, OR 97301
- SUBJECT PROPERTY CONTAINS 43,362 SQUARE FEET OR 0.99 ACRES, MORE OR LESS.
- SUBJECT PROPERTY CONTAINS 88 REGULAR MARKED PARKING

STALLS AND 2 MARKED AS HANDICAP FOR A TOTAL OF 90 MARKED STALLS.

- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET/SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NOT A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT. NO MARKERS WERE OBSERVED.
- THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED ON SUBJECT PROPERTY.
- SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO LANCASTER DRIVE NE AND WEATHERS STREET NE.

EASEMENTS/ENCUMBRANCES

PLEASE REFER TO THE TITLE COMMITMENT CITED IN SURVEY NOTE NUMBER 1 FOR OTHER ITEMS SUCH AS LEASES, LIENS, TAXES, AGREEMENTS AND OTHER MATTERS OF RECORD WHICH ARE NOT SURVEY MATTERS.

- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: MARION COUNTY, OREGON
RECORDED: JUNE 16, 1966
INSTRUMENT NO.: VOLUME: 618 PAGE: 154
SURVEYOR NOTE: 30 FOOT STRIP ALONG THE EAST LINE. PLOTTED.
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: INGRESS AND EGRESS
RECORDED: JUNE 30, 1970
INSTRUMENT NO.: VOLUME: 686 PAGE: 436
SURVEYOR NOTE: 60 FOOT STRIP ALONG THE EAST LINE. PLOTTED.

SIGNIFICANT OBSERVATIONS

- CROSS TRAFFIC OCCURS THROUGH THIS AREA TO NEIGHBORING PROPERTY
- OLD SIGN CROSSES EAST PROPERTY LINE OVERHEAD AS SHOWN
- COUNTY TAXMAP SHOWS A RIGHT OF WAY RADIUS, HOWEVER, NO DEEDS WERE PROVIDED SHOWING A DEDICATION IN THIS AREA. WITH NO DEDICATION, CURB AND SIDEWALK EXTENDS INTO SUBJECT PROPERTY.
- CONCRETE VALLEY GUTTER DRAINS STORM WATER FROM NEIGHBORING PROPERTY, ACROSS SUBJECT PROPERTY, TO DRAINAGE DITCH

SURVEYOR'S CERTIFICATE

TO: PANDA RESTAURANT GROUP, INC.; CFT NV DEVELOPMENTS, LLC; CHERNG FAMILY TRUST DATED OCTOBER 30, 1987, AS AMENDED; PANDA EXPRESS, INC., AND THEIR AFFILIATED ENTITIES, SUCCESSORS, AND ASSIGNS; AMERITITLE, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a)(b), 7(a)(b1)(c), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20 AND 21 (IN REGARD TO A TOPOGRAPHIC SURVEY FOR DESIGN PURPOSES) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED APRIL 12-13, 2022.

DATE OF PLAT OR MAP: MAY 13, 2022

STEVEN L. HOWELL, PLS
REGISTRATION NUMBER: 91569

FORTY FIVE NORTH
SURVEYING, LLC



ALTA/NSPS LAND TITLE SURVEY
FOR: 1292 LANCASTER DRIVE NE
IN THE SW 1/4 OF SECTION 19, T.7S., R.2W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 12, 2017
STEVEN L. HOWELL
91569

RENEWS: 6-30-2023

REVISIONS

NO.	DATE	DESCRIPTION
2	13MAY22	UPDATE TITLE REPORT
1	09MAY22	UPDATE CERTIFICATE & TITLE
0	15APR22	INITIAL RELEASE
NO.	DATE	DESCRIPTION

JOB NO. 22-345

SHEET 1/1