

# NOTICE OF DECISION

PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
FAX: 503-588-6005



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

## DECISION OF THE PLANNING ADMINISTRATOR

**PROPERTY LINE ADJUSTMENT CASE NO.: PLA22-20**

**APPLICATION NO.: 22- 110299-LD**

**NOTICE OF DECISION DATE:** June 30, 2022

**SUMMARY:** A Property Line Adjustment to relocate a common line between two legal units of land. (2 of 2)

**REQUEST:** The second in a series of two property line adjustments to relocate a common property line between two abutting units of land, resulting in two parcels approximately .98 acres and 3.27 acres in size, for property zoned RA (Residential Agriculture) and located at 3697 and 3731 Croisan Creek Road S - 97302 (Marion County Assessors Map and Tax Lot Numbers: 083W05DA / 2600 and 2501).

**APPLICANT:** LEI Engineering and Surveying, on behalf of Zsuzsanna Palagyi and Erich Schmidt

**LOCATION:** 3697 and 3731 Croisan Creek RD S

**FINDINGS:** The findings are in the attached Decision dated June 30, 2022.

**DECISION:** The **Planning Administrator APPROVED** PLA22-20 based upon the application materials and the findings as presented in the decision.

The rights granted by the attached decision, which are effective as of the date of this decision, must be exercised by June 30, 2024, or this approval shall be null and void.

Case Manager: Jamie Donaldson, Planner II, [jdonaldson@cityofsalem.net](mailto:jdonaldson@cityofsalem.net), 503-540-2328

This decision is final; there is no local appeal process. Any person with standing may appeal this decision by filing a "Notice of Intent to Appeal" with the Land Use Board of Appeals, 775 Summer St NE, Suite 330, Salem OR 97301, **not later than 21 days** after **June 30, 2022**. Anyone with questions regarding filing an appeal with the Oregon Land Use Board of Appeals should contact an attorney.

<http://www.cityofsalem.net/planning>

**BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM**

**DECISION**

**IN THE MATTER OF APPROVAL OF ) FINDINGS & ORDER**  
**PROPERTY LINE ADJUSTMENT )**  
**CASE NO. PLA22-20 )**  
**3697 AND 3731 CROISAN CREEK RD S ) JUNE 30, 2022**

In the matter of the application for a Property Line Adjustment, the Planning Administrator, having received and reviewed the evidence and application materials, makes the following findings and adopts the following order as set forth herein.

**REQUEST**

The second in a series of two property line adjustments to relocate a common property line between two abutting units of land, resulting in two parcels approximately .98 acres and 3.27 acres in size, for property zoned RA (Residential Agriculture) and located at 3697 and 3731 Croisan Creek Road S - 97302 (Marion County Assessors Map and Tax Lot Numbers: 083W05DA / 2600 and 2501).

**PROCEDURAL FINDINGS**

1. On May 16, 2022, an application for a Property Line Adjustment was submitted for property located at 3697 and 3731 Croisan Creek Road S.
2. The application was deemed complete on June 7, 2022.

**SUBSTANTIVE FINDINGS**

**1. Proposal**

The proposed property line adjustment affects properties located 3697 and 3731 Croisan Creek Road S (**Attachment A**). The second in a series of two property line adjustments to relocate a common property line between two abutting units of land, resulting in two parcels approximately .98 acres and 3.27 acres in size, for property zoned RA (Residential Agriculture) and located at 3697 and 3731 Croisan Creek Road S - 97302 (Marion County Assessors Map and Tax Lot Numbers: 083W05DA / 2600 and 2501). (**Attachment B**).

**2. Summary of Record**

The following items are submitted to the record: 1) All materials and evidence submitted by the applicant, including any applicable professional studies; and 2) All materials, evidence, and comments from City Departments and public agencies. The application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. To view the materials without registering, you may use the search function and enter the permit number listed here: 22 110299.

### 3. City Department Comments

City of Salem Building and Safety Division – Reviewed the proposal and stated that the applicant should verify no utilities cross property lines without legal easements.

Salem City Fire Department – Reviewed the proposal and indicated that they have no concerns with the proposal. Fire department access and water supply will be required at time of development.

City of Salem Surveyor – Reviewed the proposal and provided comments indicating that the applicant shall provide the required field survey and deed 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.

### 4. Public Agency Comments

Notice to public agencies was sent on June 7, 2022, and no comments were received.

## **DECISION CRITERIA FINDINGS**

### 5. Analysis of 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.

Salem Revised Code (SRC) 205.055(d) provides that an application for a Property Line Adjustment shall be granted if the following criteria are met. The following subsections are organized with approval criteria, followed by findings of fact upon which the decision is based. Lack of compliance with the following criteria is grounds for denial.

***SRC 205.055(d)(1): The property line adjustment will not create an additional unit of land;***

**Finding:** The proposed property line adjustment eliminates the common property line between two existing properties. The proposed property line adjustment would not create an additional unit of land. This criterion is met.

***SRC 205.055(d)(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 subject properties are zoned RS (Single Family Residential). The proposed property line adjustment (the first of two for the development) will result in two units of land that is approximately 0.98 acres and 3.27 acres in size. As shown on the property line

adjustment site plan, the resulting lot area and dimensions of both properties meet or exceed the minimum lot area, lot width, lot depth, and street frontage requirements of the RS zone.

The proposed property line adjustment does not result in the creation of non-conforming development. Any future development on the lots will be reviewed for conformance with the applicable development standards of the Salem Revised Code at the time of building permit review and approval for development.

Because the proposed property line adjustment does not result in the creation of non-conforming units of land or non-conforming development or increase the degree of non-conformity in existing units of land, this criterion is met.

***SRC 205.055(d)(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, or the property line adjustment involves the incorporation of excess right-of-way, acquired for street or other right-of-way purposes and subsequently sold by a public body, into a unit of land that was lawfully established;***

**Finding:** The proposed property line adjustment eliminates the common property line between two units of land that were lawfully established; the resultant unit of land after PLA 22-19 is recorded and Parcel 2 of PP 1995-125. Because the proposed property line adjustment involves two legal units of land, this criterion is met.

***SRC 205.055(d)(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.

***SRC 205.055(d)(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.

***SRC 205.055(d)(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 eliminates the common property line between two existing properties. The proposed property line adjustment does not affect availability or access to public and private utilities or streets. This criterion is met.

## **6. 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

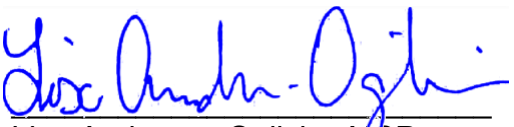
line adjustment is in conformance with the UDC, provided compliance occurs with any applicable items noted above.

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).

**IT IS HEREBY ORDERED**

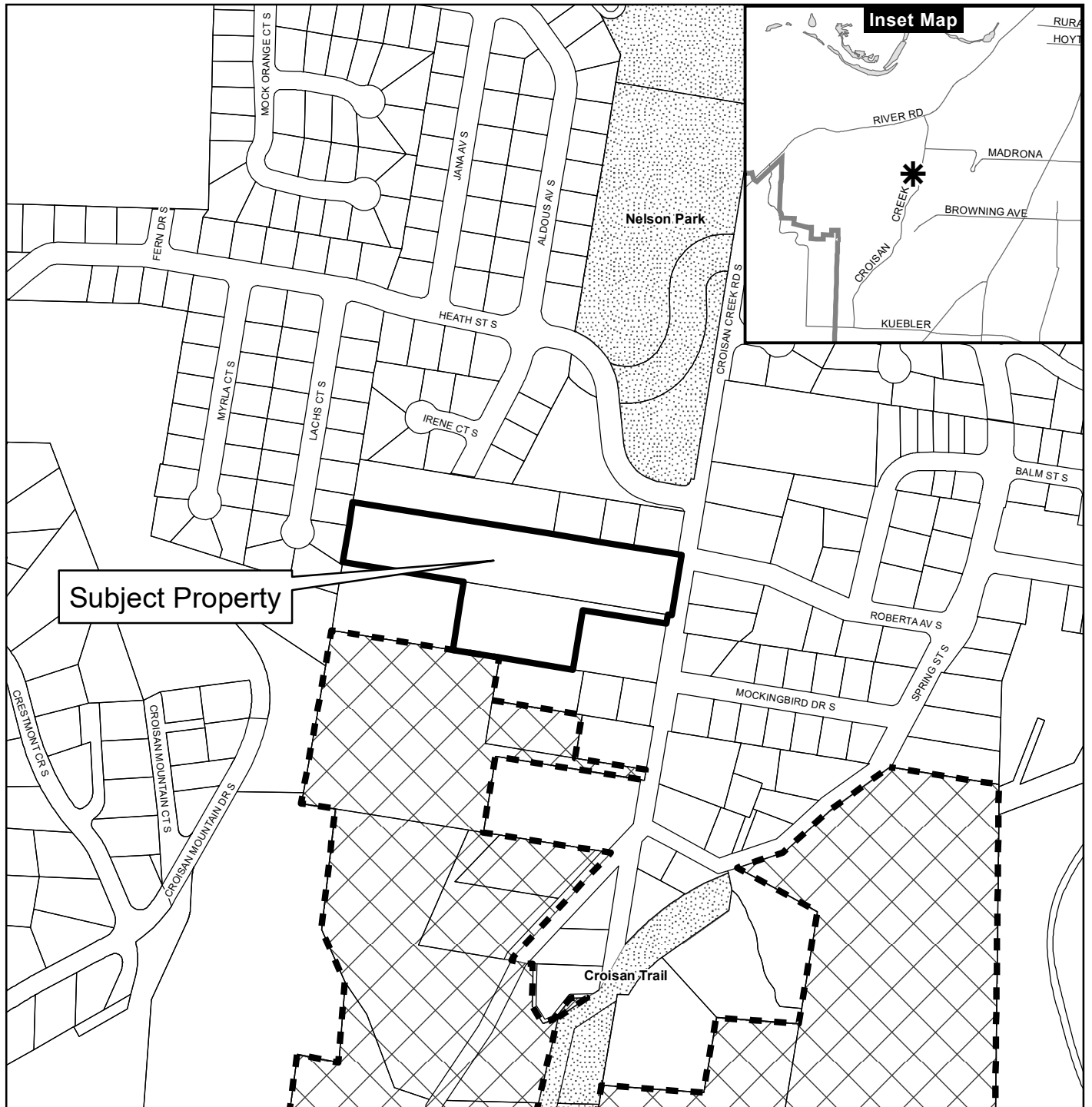
The proposed Properly Line Adjustment is consistent with the provisions of SRC Chapter 205.055 and is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code and the findings contained herein.

  
\_\_\_\_\_  
Lisa Anderson-Ogilvie, AICP  
Planning Administrator

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

# Vicinity Map

## 3697 & 3731 Croisan Creek Road S



### Legend

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

- Parks

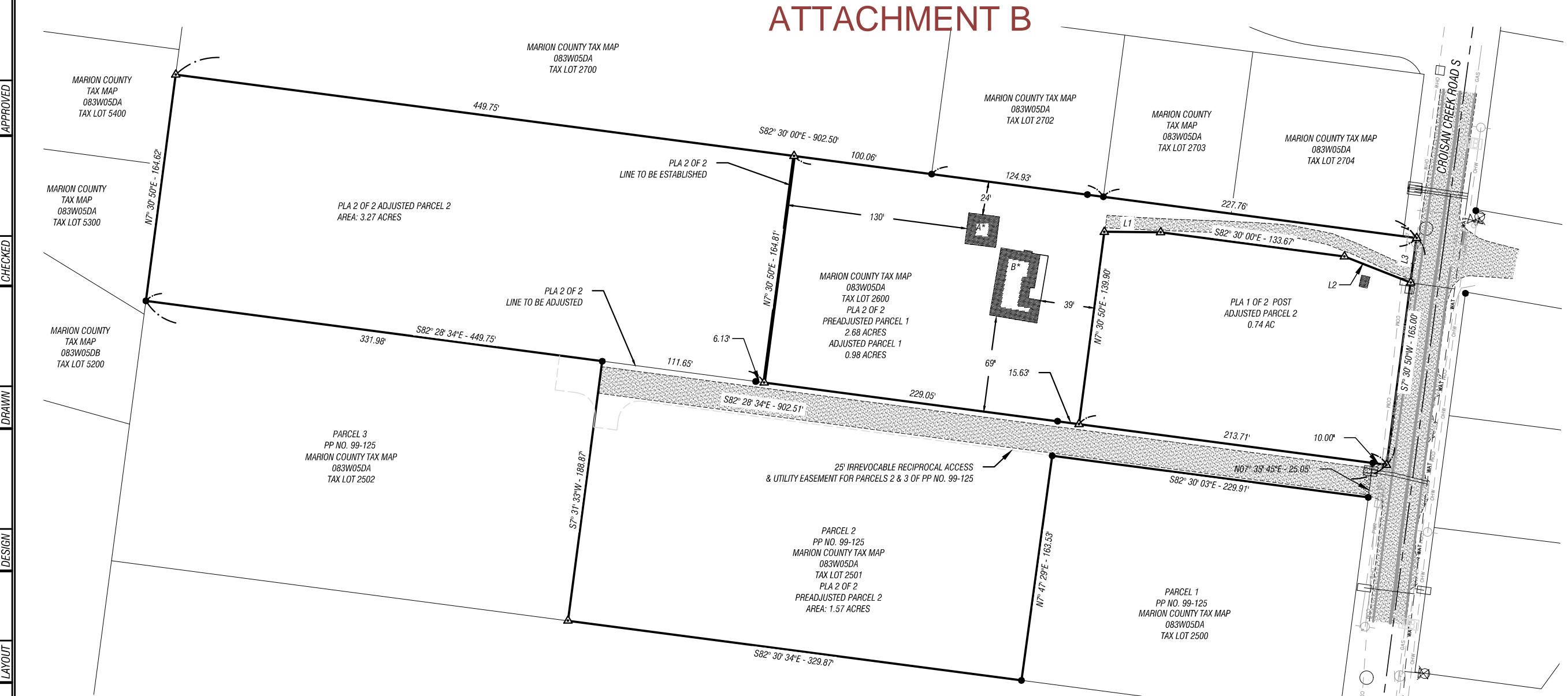
**CITY OF Salem**  
AT YOUR SERVICE  
Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 100 200 400 Feet



FILE PATH: P:\LEI\GIS\Surveying\15-328\Plat\15-328-Prop\Map.dwg 2023-5-18 2:21 PM  
LAYOUT DESIGN DRAWN CHECKED APPROVED

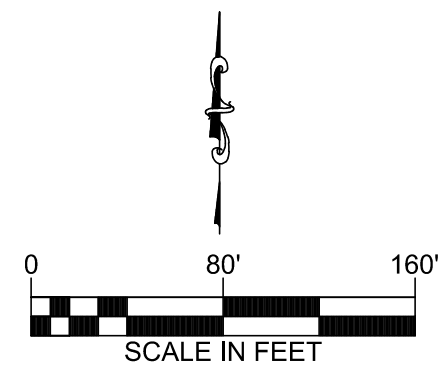


| FOUND MONUMENT          | CALCULATED POINT |
|-------------------------|------------------|
| DECIDUOUS TREE          | ●                |
| CONIFEROUS TREE         | ▲                |
| FIRE HYDRANT            | ○                |
| WATER BLOWOFF           | ○                |
| WATER METER             | ○                |
| WATER VALVE             | ○                |
| DOUBLE CHECK VALVE      | ○                |
| AIR RELEASE VALVE       | ○                |
| SANITARY SEWER CLEANOUT | ○                |
| SANITARY SEWER MANHOLE  | ○                |
| SIGN                    | ○                |
| STREET LIGHT            | ○                |
| MAILBOX                 | ○                |
| RIGHT OF WAY LINE       | —                |
| BOUNDARY LINE           | —                |
| PROPERTY LINE           | —                |
| CENTERLINE              | —                |
| DITCH                   | —                |
| CURB                    | —                |
| EDGE OF PAVEMENT        | —                |
| EASEMENT                | —                |
| FENCE LINE              | —                |
| GRAVEL EDGE             | —                |
| POWER LINE              | —                |
| OVERHEAD WIRE           | —                |
| COMMUNICATIONS LINE     | —                |
| FIBER OPTIC LINE        | —                |
| GAS LINE                | —                |
| STORM SEWER LINE        | —                |
| SANITARY SEWER LINE     | —                |
| WATER LINE              | —                |

| EXISTING                    | PROPOSED |
|-----------------------------|----------|
| STORM SEWER MANHOLE         | ●        |
| STORM SEWER CLEAN OUT       | ●        |
| STORM SEWER CATCH BASIN     | ●        |
| GAS METER                   | ●        |
| GAS VALVE                   | ●        |
| GUY WIRE ANCHOR             | ●        |
| POWER POLE                  | ●        |
| POWER VAULT                 | ●        |
| POWER JUNCTION BOX          | ●        |
| POWER PEDESTAL              | ●        |
| COMMUNICATIONS VAULT        | ●        |
| COMMUNICATIONS JUNCTION BOX | ●        |
| EXISTING                    | PROPOSED |
| RIGHT OF WAY LINE           | —        |
| BOUNDARY LINE               | —        |
| PROPERTY LINE               | —        |
| CENTERLINE                  | —        |
| DITCH                       | —        |
| CURB                        | —        |
| EDGE OF PAVEMENT            | —        |
| EASEMENT                    | —        |
| FENCE LINE                  | —        |
| GRAVEL EDGE                 | —        |
| POWER LINE                  | —        |
| OVERHEAD WIRE               | —        |
| COMMUNICATIONS LINE         | —        |
| FIBER OPTIC LINE            | —        |
| GAS LINE                    | —        |
| STORM SEWER LINE            | —        |
| SANITARY SEWER LINE         | —        |
| WATER LINE                  | —        |

NOTES:  
A\* - EXISTING DETACHED GARAGE APPROXIMATELY 500 SQ. FT. TO REMAIN.  
B\* - EXISTING HOUSE APPROXIMATELY 1,500 SQ. FT. TO REMAIN.

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | DIRECTION     |
| L1         | 40.59  | S89° 35' 14"E |
| L2         | 51.30  | N68° 26' 49"W |
| L3         | 32.45  | S7° 30' 50"W  |



EXPIRES

3737/3697 CROISAN CREEK RD S  
SALEM, OR 97302

PREPARED FOR:  
ZSA ZSA PALAGYI / LORIAN SCHMIDT

**LEI** ENGINEERING & SURVEYING  
OF OREGON

2564 19TH ST SE  
Salem, Oregon 97302  
(503) 399-3828  
www.leiengineering.com

PRELIMINARY  
PLA 2 OF 2  
SITE PLAN

SCALE  
1"=80'

PROJECT NO.  
15-328

TOTAL SHEETS  
2

SP-2

RELEASE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF LEI ENGINEERING AND IS NOT TO BE USED, WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LEI ENGINEERING. © LEI ENGINEERING



**After recording, return to:**

[INSERT NAME]

[INSERT ADDRESS LINE 1]

[INSERT ADDRESS LINE 2]

**Send tax statements to:**

[INSERT NAME]

[INSERT ADDRESS LINE 1]

[INSERT ADDRESS LINE 2]

## Property Line Adjustment Deed

Zsuzsanna E. Palagyi, hereinafter called Grantor, 3697 Croisan Creek Road S., Salem, Oregon, 97302, is the owner of real property located in 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. Erich A and Loriann C Schmidt, hereinafter called Grantee, 2260 Joplin Court So, Salem, Oregon, 97302, is the owner of real property located in Marion, 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 decreased in size by approximately 74,078 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 74,078 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 lots 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 N/A; 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\_\_\_\_.

Zsuzsanna E. Palagyi

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: \_\_\_\_\_

Erich A Schmidt

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: \_\_\_\_\_

Loriann C Schmidt

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: \_\_\_\_\_

EXHIBIT "A"

PARCEL 1 LEGAL DESCRIPTION:

ADJUSTED PARCEL 1 DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL 2 MARION COUNTY PARTITION PLAT 99-125, SAID POINT BEING N82° 28' 34"W AND DISTANT 213.71 FEET FROM THE NORTHEAST CORNER THEREOF, THENCE N07° 30' 50"E FOR A DISTANCE OF 139.90 TO A POINT, THENCE S89° 35' 14"E FOR A DISTANCE OF 40.59 FEET TO A POINT, THENCE S82° 30' 00"E FOR A DISTANCE OF 133.67 FEET TO A POINT, THENCE S68° 26' 49"E FOR A DISTANCE OF 51.30 FEET TO POINT ON THE WEST MARGINAL BOUNDARY OF CROISAN CREEK ROAD SOUTH, THENCE N07° 30' 50"E FOR A DISTANCE OF 32.45' FEET ON THE WEST MARGINAL BOUNDARY THEREOF TO A POINT DISTANT 10.00 FEET EASTERLY OF THE SOUTHEAST CORNER OF PARCEL 1 OF MARION COUNTY PARTITION PLAT 89-21M RECORDED AS REEL 734 PAGE 365 MARION COUNTY DEED RECORDS, THENCE N82° 30' 00"W ON THE SOUTH LINE OF PARCELS 1, 2, AND 3 OF MARION COUNTY PARTITION PLAT 89-21M AND CONTINUING FOR A DISTANCE OF 902.50 FEET TO THE NORTHWEST CORNER THEREOF, SAID CORNER BEING THE SOUTHWEST CORNER OF PARCEL 2 OF MARION COUNTY PARTITION PLAT 87-8MV RECORDED AS REEL 605 PAGE 85 MARION COUNTY DEED RECORDS, THENCE S07° 30' 50"W FOR A DISTANCE OF 164.62 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER BEING THE NORTHWEST CORNER OF PARCEL 3 OF MARION COUNTY PARTITION PLAT 99-125, THENCE S82° 28' 34"E ON THE NORTH LINE OF PARCELS 2 AND 3 OF MARION COUNTY PARTITION PLAT 99-125 FOR A DISTANCE OF 678.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 116,721 SQUARE FEET, MORE OR LESS.



*EXHIBIT "B"*

*PARCEL 2 LEGAL DESCRIPTION:*

*REAL PROPERTY DESCRIBED IN DEED INSTRUMENT RECORDED IN REEL 3254 PAGE 419, MARION COUNTY, OREGON, DEED RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*PARCEL 2, PARTITION PLAT NO. 1999-125, RECORDED DECEMBER 17, 1999, REEL 1657, PAGE 92 IN THE CITY OF SALEM, MARION COUNTY, OREGON.*

*TOGETHER WITH IRREVOCABLE RECIPROCAL ACCESS AND UTILITY EASEMENTS AS DELINEATED ON THE RECORDED PARTITION PLAT.*

*THE ABOVE DESCRIBED PROPERTY CONTAINS 68,090 SQUARE FEET, MORE OR LESS.*

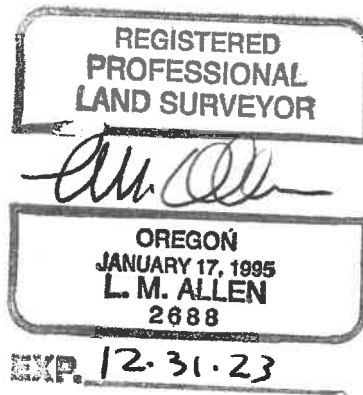


EXHIBIT "C"

ADJUSTED PARCEL 1 DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL 2 OF MARION COUNTY OREGON PARTITION PLAT 99-125, SAID POINT BEING N82° 28' 34"W AND DISTANT 213.71 FEET FROM THE NORTHEAST CORNER THEREOF, THENCE N07° 30' 50"E FOR A DISTANCE OF 139.90 TO A POINT, THENCE S89° 35' 14"E FOR A DISTANCE OF 40.59 FEET TO A POINT, THENCE S82° 30' 00"E FOR A DISTANCE OF 133.67 FEET TO A POINT, THENCE S68° 26' 49"E FOR A DISTANCE OF 51.30 FEET TO POINT ON THE WEST MARGINAL BOUNDARY OF CROISAN CREEK ROAD SOUTH, THENCE ON SAID WEST MARGINAL BOUNDARY N07° 30' 50"E FOR A DISTANCE OF 32.45 FEET TO A POINT ON THE PROLONGATION EAST OF THE SOUTH LINE OF MARION COUNTY PARTITION PLAT 89-21M RECORDED AS REEL 734 PAGE 365 MARION COUNTY DEED RECORDS, AND DISTANT 10.00 FEET EASTERLY OF THE SOUTHEAST CORNER THEREOF, THENCE ON SAID SOUTH LINE PROLONGATED WEST N82° 30' 00"W FOR A DISTANCE OF 452.75 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 2 OF MARION COUNTY PARTITION PLAT 87-8MV RECORDED ON AS REEL 605 AT PAGE 85 MARION COUNTY DEED RECORDS, THENCE S07° 30' 50"W FOR A DISTANCE OF 164.81 FEET TO A POINT ON THE NORTH LINE OF PARCEL 2 OF SAID PARTITION PLAT 99-125, THENCE S82° 28' 34"E ON SAID NORTH LINE OF PARCEL 2 FOR A DISTANCE OF 229.05 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 42,643 SQUARE FEET, MORE OR LESS.

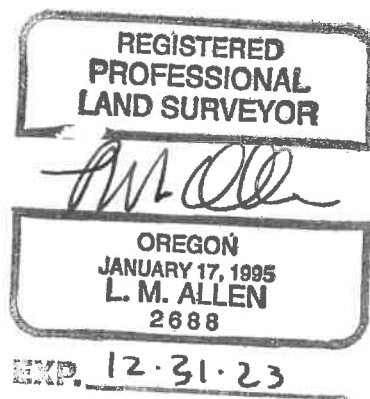




EXHIBIT "D"

EXP 12-31-23

**ADJUSTED PARCEL 2 DESCRIPTION:**

ALL OF PARCEL 2 AS RECORDED ON PARTITION PLAT NO. 1999-125, RECORDED DECEMBER 17, 1999, REEL 1657, PAGE 92, IN THE CITY OF SALEM, MARION COUNTY, OREGON.

TOGETHER WITH

THE WEST 449.75 FEET OF PARCEL 1 RECORDED IN INSTRUMENT XXXXXXXXXXXX MARION COUNTY DEED RECORDS.

SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL 2 MARION COUNTY OREGON PARTITION PLAT 99-125, SAID POINT BEING N82° 28' 34"W AND DISTANT 442.76 FEET FROM THE NORTHEAST CORNER THEREOF, THENCE N07° 30' 50"E FOR A DISTANCE OF 164.81 TO A POINT ON THE SOUTH LINE OF PARCEL 2 OF MARION COUNTY PARTITION PLAT 87-8MV RECORDED ON REEL 605 AT PAGE 85 MARION COUNTY DEED RECORDS, THENCE N82° 30' 00"W ON SAID SOUTH LINE FOR A DISTANCE OF 449.75 FEET THE SOUTHWEST CORNER OF SAID PARTITION PLAT 87-8MV THENCE S07° 30' 50"W FOR A DISTANCE OF 164.62 FEET TO THE NORTHWEST CORNER OF PARCEL 3 OF MARION COUNTY PARTITION PLAT 99-125, THENCE ON THE NORTH LINE OF SAID PARTITION PLAT 99-125, S82° 28' 34"E FOR A DISTANCE OF 331.98 FEET TO THE NORTHWEST CORNER OF PARCEL 2 OF SAID PARTITION PLAT 99-125, THENCE S07° 31' 33"W ON THE WEST LINE OF SAID PARCEL 2 FOR A DISTANCE OF 188.87 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE S82° 30' 34"E ON THE SOUTH LINE OF SAID PARCEL 2 FOR A DISTANCE OF 329.87 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE N07° 47' 29"E FOR A DISTANCE OF 163.53 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF SAID PARTITION PLAT 99-125, THENCE S82° 30' 03"E ON THE NORTH LINE OF SAID PARCEL 1 FOR A DISTANCE OF 229.91 FEET TO THE NORTHEAST CORNER THEREOF, AND BEING ALSO A POINT ON THE WEST MARGINAL BOUNDARY OF CROISAN CREEK ROAD SOUTH, THENCE N07° 35' 45"E ON SAID MARGINAL BOUNDARY FOR A DISTANCE OF 25.05 FEET TO THE NORTHEAST CORNER OF SAID PARTITION PLAT 99-125, THENCE N82° 28' 34"W ON THE NORTH LINE OF SAID PARTITION PLAT 99-125 FOR A DISTANCE OF 442.76 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH IRREVOCABLE RECIPROCAL ACCESS AND UTILITY EASEMENTS AS DELINEATED ON THE RECORDED MARION COUNTY PARTITION PLAT 99-125.

THE ABOVE DESCRIBED PROPERTY CONTAINS 142,168 SQUARE FEET, MORE OR LESS.



EXHIBIT "E"

AREA CONVEYED:

TRANSFER FROM TRACT 2 TO PARCEL 2:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL 2 MARION COUNTY OREGON PARTITION PLAT 99-125, SAID POINT BEING N82° 28' 34"W AND DISTANT 442.76 FEET FROM THE NORTHEAST CORNER THEREOF, THENCE N07° 30'50"E FOR A DISTANCE OF 164.81 TO A POINT ON THE SOUTH LINE OF PARCEL 2 OF MARION COUNTY PARTITION PLAT 87-8MV RECORDED AS REEL 605 PAGE 85 MARION COUNTY DEED RECORDS, THENCE N82° 30' 00"W ON THE SOUTH LINE OF SAID PARCEL 2 FOR A DISTANCE OF 449.75 FEET THE SOUTHWEST CORNER THEREOF, THENCE S07° 30' 50"W FOR A DISTANCE OF 164.62 FEET TO THE NORTHWEST CORNER OF SAID PARTITION PLAT 99-125, THENCE S82°28'34"E ON THE NORTH LINE OF SAID PARTITION PLAT 99-125 FOR A DISTANCE OF 449.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 74,078 SQUARE FEET, MORE OR LESS.

