

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

VALIDATION OF UNIT OF LAND CASE NO.: VUL22-04

APPLICATION NO.: 22-103078-LD

NOTICE OF DECISION DATE: JULY 21, 2022

SUMMARY: A proposal to validate a unit of land that was created through recording of a deed in 2000.

REQUEST: An application to validate and lawfully establish a unit of land which was unlawfully created through the recording of a deed in 2000 without receiving required land use approval. The land area is approximately 5.87 acres in size, zoned RS (Single-Family Residential), and located at 4000 Deerhaven Drive NE - 97301 (Marion County Assessors Map and Tax Lot Numbers: 073W12AC / 3201).

APPLICANT: Saalfeld Griggs Lawyers on behalf of Salem-Keizer School District 24J

LOCATION: 4000 Deerhaven Dr NE

CRITERIA: Salem Revised Code (SRC) Chapter 205.060(d) – Validation of Unit of Land

FINDINGS: The findings are in the attached Decision dated July 21, 2022.

DECISION: The **Planning Administrator APPROVED** Validation of Units of Land Case No. VUL22-04 based upon the application materials and the findings as presented in this report.

The rights granted by the attached decision must be exercised, or an extension granted, by August 6, 2024, or this approval shall be null and void.

Application Deemed Complete:	<u>May 6, 2022</u>
Notice of Decision Mailing Date:	<u>July 21, 2022</u>
Decision Effective Date:	<u>August 6, 2022</u>
State Mandate Date:	<u>September 3, 2022</u>

Case Manager: Olivia Dias, Current Planning Manager, ODias@cityofsalem.net, 503-540-2343

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m., Friday, August 5, 2022. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 205. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF THE
VALIDATION OF UNIT OF LAND
CASE NO. 22-04
4000 DEERHAVEN DR NE

) FINDINGS AND ORDER
)
)
) JULY 21, 2022

REQUEST

Summary: A proposal to validate a unit of land that was created through recording of a deed in ~~1943~~ 2000.

Request: An application to validate and lawfully establish a unit of land which was unlawfully created through the recording of a deed in ~~1943~~ 2000 without receiving required land use approval. The land area is approximately 5.87 acres in size, zoned RS (Single-Family Residential), and located at 4000 Deerhaven Drive NE - 97301 (Marion County Assessors Map and Tax Lot Numbers: 073W12AC / 3201).

PROCEDURAL FINDINGS

1. On February 1, 2022, an application was filed and accepted for a validation of unit of land to establish a tax lot of 5.87 acres created through the recording of a deed in 1943 without receiving required land use approval (Marion County Assessor Map and Tax Lot Number 073W12AC / 3201).
2. A memorandum of understanding (MOU) was approved for the application to be deemed complete early on May 6, 2022. After additional information was submitted by the applicant, notice to surrounding property owners was mailed on June 6, 2022, pursuant to Salem Revised Code. The state-mandated local decision deadline is September 3, 2022.

SUBSTANTIVE FINDINGS

1. Proposal

The proposed validation is for property located at 4000 Deerhaven Dr NE (**Attachment A**). The application for a Validation of Unit of Land will establish a tax lot of 5.87 acres created through the recording of a deed in 2000 without receiving required land use approval. The applicant is requesting to validate the property, zoned RS (Single-Family Residential), and located at 4000 Deerhaven Drive NE - 97301 (Marion County Assessors Map and Tax Lot Numbers: 073W12AC / 3201).

2. Summary of Record

The following items are submitted to the record and are available: 1) All materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) any materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 22 103078.

3. Salem Area Comprehensive Plan (SACP) Designation

Comprehensive Plan Map: The subject property is designated both COM (Commercial) and SF (Single-Family Residential) on the Salem Area Comprehensive Plan (SACP) Map.

Urban Growth Policies: The subject property is located inside the Salem Urban Growth Boundary and inside the corporate city limits.

Growth Management: The subject property is located inside the Urban Service Area.

4. Zoning and Surrounding Land Use

The subject property is zoned RS (Single Family Residential). The property subject to the validation request is developed with the existing elementary school, Hallman Elementary School. The surrounding properties are zoned and used as follows:

North: RS (Single Family Residential) and RM2 (Multiple Family Residential 2) and within Portland Fairground Overlay; *single family uses*
South: RS (Single Family Residential); *single family uses*
East: RS (Single Family Residential); *single family uses*
West: CR (Retail Commercial) and within Portland Fairground Overlay; vacant and *commercial uses*

Existing Site Conditions

The subject property is approximately 5.87 acres in size and is under the same ownership as the property directly to the west (4130 Portland Rd NE). It is developed with Hallman Elementary School with the school field located on 4130 Portland Rd NE. Deerhaven Dr NW is classified as a local street and is stubbed to the property on the southern property line.

5. Neighborhood Association and Public Comments

Neighborhood Association Comment

Notice of the application was provided to the Northgate Neighborhood Association pursuant to SRC 300.620(b)(2)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. No comments have been received from the neighborhood association.

Public Comment

Notice was also provided, pursuant to SRC 300.620(b)(2)(B)(iii), (vi), & (vii), to all property owners and tenants within 250 feet of the subject property. No comments have been received from the public.

Homeowners Association

The subject property is not located within a Homeowners Association.

6. City Departments and Public Agency Comments

City of Salem Building and Safety Division – Reviewed the proposal and indicated no concerns with the proposal.

Salem City Fire Department – Reviewed the proposal and indicated that they have no concerns with the proposal.

7. Private Agency and Service Provider Comments

Private agencies and private service providers for the subject property were mailed notification of the proposal. No comments were received.

DECISION CRITERIA FINDINGS

8. Criteria for Granting a Validation of Unit of Land

SRC 205.060(d) sets forth the criteria that must be met before a unit of land can be validated. In order to approve a validation of unit of land, the review authority shall make findings based on evidence provided by the applicant demonstrating that all the following criteria and factors are satisfied.

The applicable criteria are stated below in bold print. Following each criterion is a response and/or finding relative to the proposed tentative partition. The applicant provided justification for all applicable criteria can be found in the record.

SRC 205.060(d)(1): The unit of land is not a lawfully established unit of land.

Finding: The subject property was created in its current configuration via Bargain and Sale deed recorded in the Marion County Real Property Records on March 22, 2000, at Reel 1691, Page 563, conveying the subject property from Ronald E. Moser, to himself, in the current configuration. The same unit of land was later conveyed to the School District on March 26, 2000, via a Warranty Deed (Reel 1692, Page 558). The deeds have been provided by the applicant. The City of Salem would have required a partition application at that time; therefore, the property was not lawfully established. This criterion is met.

SRC 205.060(d)(2): The unit of land was created through sale or deed or land sales contract executed and recorded before January 1, 2007.

Finding: The subject property was first described in its current configuration in the Bargain and Sale deed recorded in the Marion County Real Property Records on March 22, 2000, at Reel 1691, Page 563. As this conveyance was prior to January 1, 2007, this criterion is satisfied.

SRC 205.060(d)(3): The unit of land could have complied with applicable criteria for the creation of the unit of land in effect when the unit of land was sold.

Finding: The unit of land was created in 2000; the subject property was zoned RS (Single Family Residential). Therefore, the analysis of this criterion applies the standards of the RS

zone from 2000. The RS zone requirements were as follows: lot area, minimum 6,000 square feet; lot depth, minimum 80 feet; lot width, minimum 40 feet; minimum street frontage, 40 feet. The unit of land, as it was configured in 2000, met all of these lot standards and could have complied with the applicable criteria; therefore, this criterion is met.

SRC 205.005(d)(4): The plat complies with SRC 205.035 and ORS 92.

Finding: The applicant submitted a copy of a proposed plat (**Attachment B**). At the time of final Plat 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, and as per SRC 205.055, the approval of the validation of units of land plat by the City Surveyor may be delayed or held indefinitely based on the non-compliant violation.

9. Conclusion

Based upon review of SRC 205.060, the findings contained under Section 8 above, and the comments described, the validation of unit of land complies with the requirements for an affirmative decision. Approval will not adversely affect the safe and healthful development and access to any adjoining lands.

IT IS HEREBY ORDERED

The Validation of Unit of Land Case No. 22-04, on property approximately 5.87 acres in size, zoned RS (Single-Family Residential), and located at 4000 Deerhaven Drive NE - 97301 (Marion County Assessors Map and Tax Lot Numbers: 073W12AC / 3201) is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code and the findings contained herein.

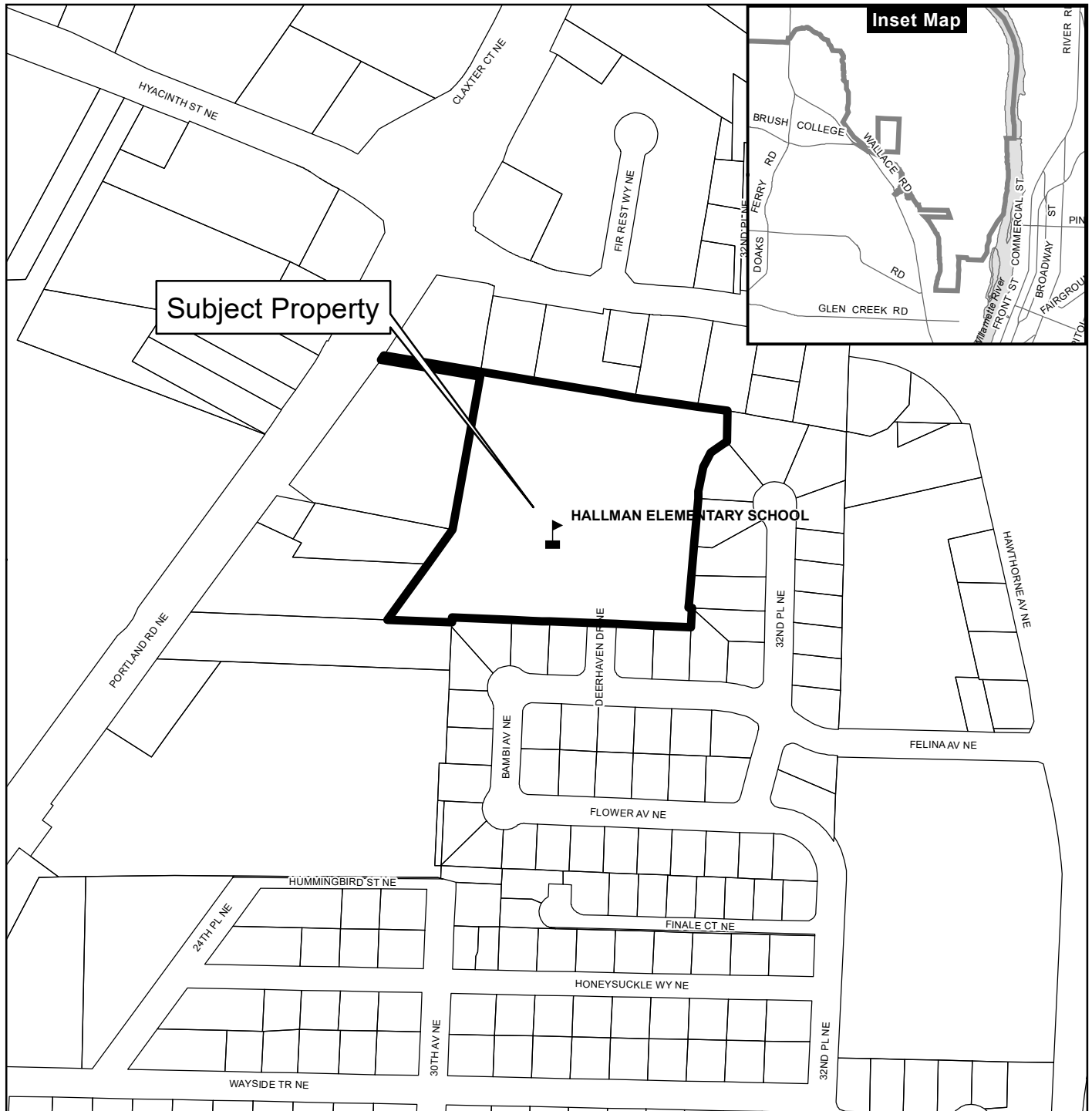


Olivia Dias, Current Planning Manager,
on behalf of Lisa Anderson-Ogilvie,
AICP, Planning Administrator

Attachments: A. Vicinity Map
 B. Applicant's Proposed Plat

Vicinity Map

4000 Deerhaven Dr NE



Legend

Taxlots

Urban Growth Boundary

City Limits

Outside Salem City Limits

Historic District

Schools

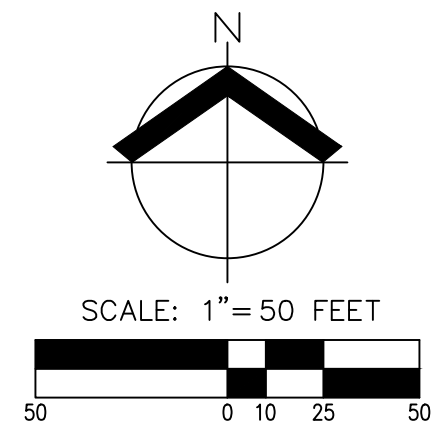
Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

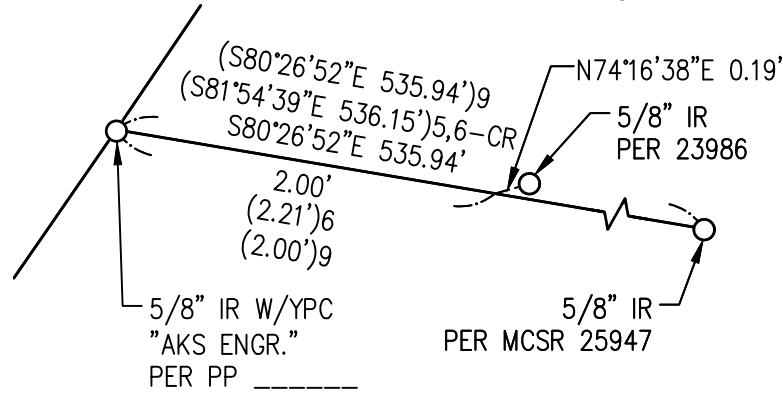
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

PARTITION PLAT NO.

A VALIDATION OF A UNIT OF LAND NOT LAWFULLY ESTABLISHED
LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7
SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,
CITY OF SALEM, MARION COUNTY, OREGON
MONTH --, ----



DETAIL
NOT TO SCALE



LEGEND

- FOUND MONUMENT AS NOTED;
FLUSH WITH GROUND UNLESS NOTED OTHERWISE;
HELD UNLESS NOTED OTHERWISE
- CALCULATED POSITION
- CR CALCULATED RECORD
- IP IRON PIPE
- IR IRON ROD
- LC LONG CHORD
- PP PARTITION PLAT
- MCDR MARION COUNTY DEED RECORDS
- MCSR MARION COUNTY SURVEY RECORD
- W/ALC WITH AN ALUMINUM CAP
- W/YPC WITH A YELLOW PLASTIC CAP

REFERENCES

- () 1 RECORD INFORMATION PER MCSR 10372
- () 2 RECORD INFORMATION PER MCSR 13440
- () 3 RECORD INFORMATION PER MCSR 25947
- () 4 RECORD INFORMATION PER PLAT "DEER-HAVEN
ESTATES" BOOK 34, PAGE 36, "BOOK OF TOWN PLATS"
- () 5 RECORD INFORMATION PER REEL 1692, PAGE 558, MCDR
- () 6 RECORD INFORMATION PER MCSR 35581
- () 7 RECORD INFORMATION PER MCSR 35914
- () 8 RECORD INFORMATION PER MCSR 39487
- () 9 RECORD INFORMATION PER PARTITION PLAT

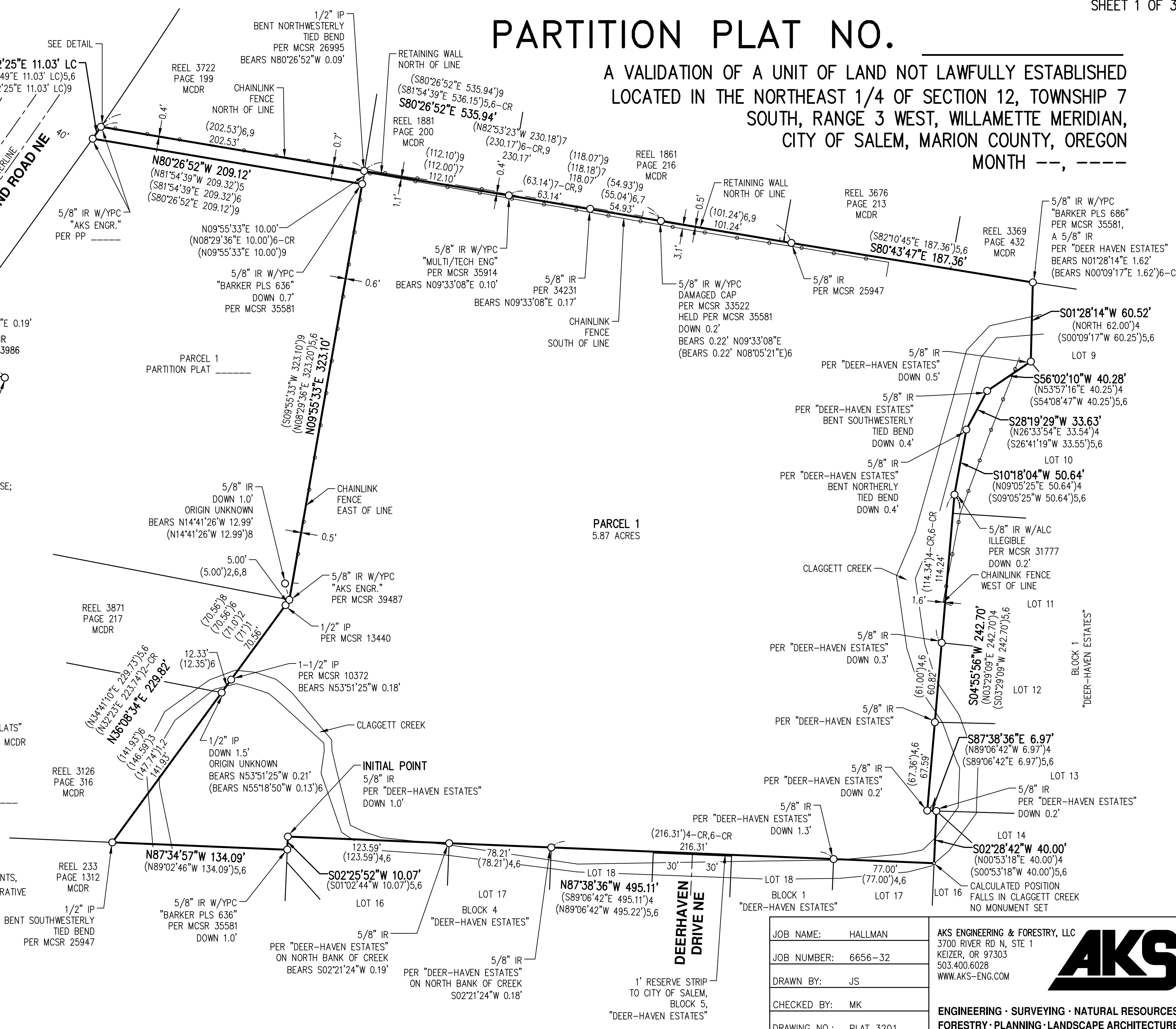
SHEET INDEX

- SHEET 1 BOUNDARY MAP, LEGEND, REFERENCES
- SHEET 2 EASEMENTS
- SHEET 3 APPROVALS, DECLARATION, ACKNOWLEDGEMENTS,
SURVEYOR'S CERTIFICATE, PLAT NOTES, NARRATIVE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 9, 2021
JOSEPH F. SULLIVAN
86458LS
RENEWS: 6/30/2024

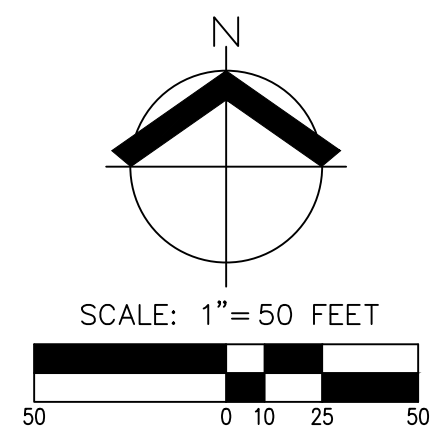
REVIEW
COPY



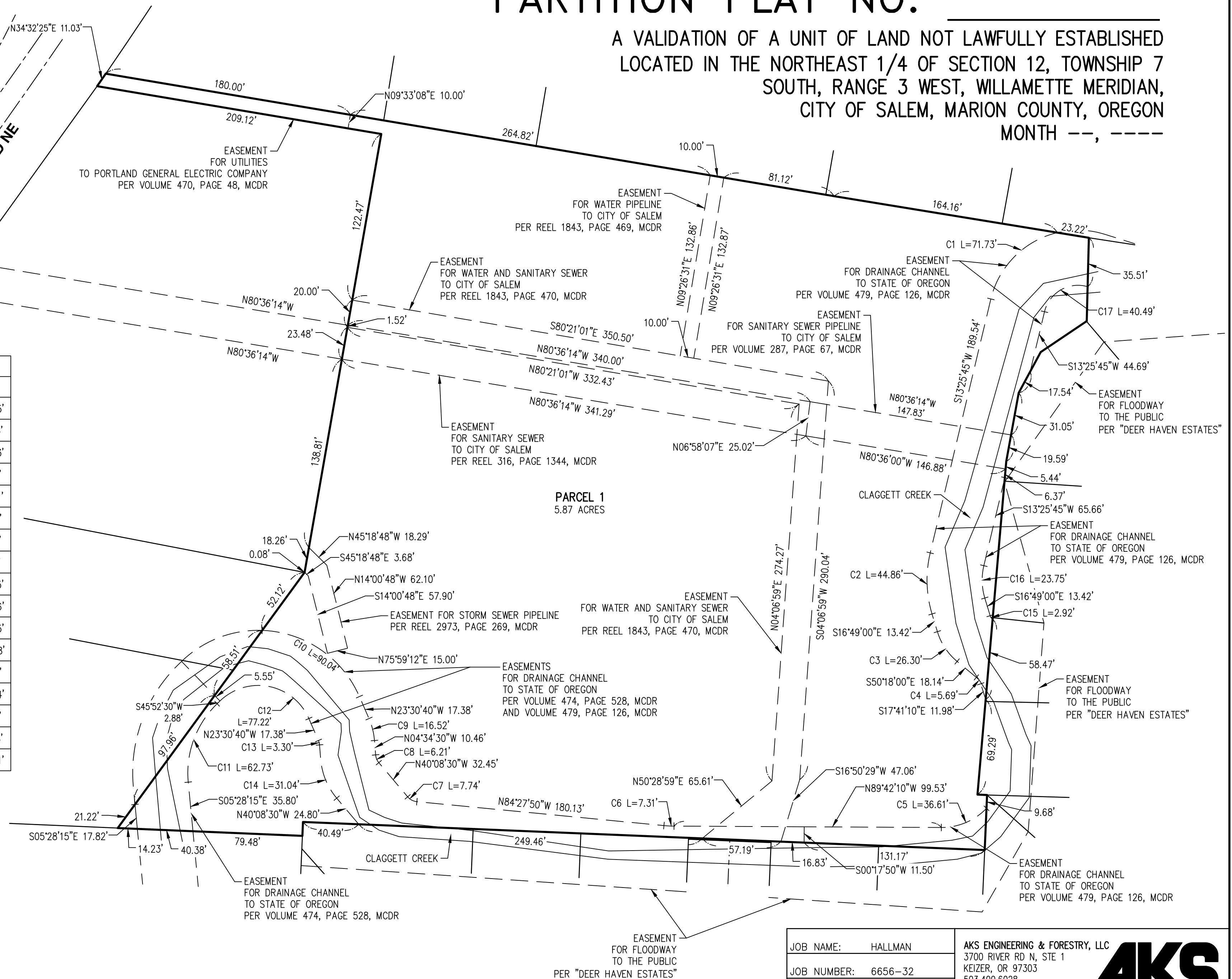
JOB NAME:	HALLMAN	AKS AKS ENGINEERING & FORESTRY, LLC 3700 RIVER RD N, STE 1 KEIZER, OR 97303 503.400.6028 WWW.AKS-ENG.COM ENGINEERING • SURVEYING • NATURAL RESOURCES FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE
JOB NUMBER:	6656-32	
DRAWN BY:	JS	
CHECKED BY:	MK	
DRAWING NO.:	PLAT 3201	

PARTITION PLAT NO. _____

A VALIDATION OF A UNIT OF LAND NOT LAWFULLY ESTABLISHED
LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7
SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,
CITY OF SALEM, MARION COUNTY, OREGON
MONTH --, ----



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	65.00'	63°13'57"	71.73'	S45°02'37"W 68.15'
C2	85.00'	30°14'26"	44.86'	S01°41'37"E 44.34'
C3	45.00'	33°29'01"	26.30'	S33°33'30"E 25.93'
C4	10.00'	32°37'12"	5.69'	S33°59'46"E 5.62'
C5	45.00'	46°37'03"	36.61'	S66°59'16"W 35.61'
C6	80.00'	5°14'13"	7.31'	N87°05'04"W 7.31'
C7	10.00'	44°19'20"	7.74'	N62°18'10"W 7.54'
C8	10.00'	35°34'00"	6.21'	N22°21'30"W 6.11'
C9	50.00'	18°56'10"	16.52'	N14°02'35"W 16.45'
C10	80.00'	64°29'07"	90.04'	N55°45'13"W 85.36'
C11	70.00'	51°20'40"	62.73'	S20°12'08"W 60.65'
C12	40.00'	110°36'34"	77.22'	N78°48'57"W 65.78'
C13	10.00'	18°56'10"	3.30'	N14°02'35"W 3.29'
C14	50.00'	35°34'00"	31.04'	N22°21'30"W 30.54'
C15	5.00'	33°29'01"	2.92'	S33°33'29"E 2.88'
C16	45.00'	30°14'26"	23.75'	S01°41'40"E 23.48'
C17	25.00'	92°48'12"	40.49'	S59°49'47"W 36.21'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

REVIEW
COPY

OREGON
NOVEMBER 9, 2021
JOSEPH F. SULLIVAN
86458LS
RENEWS: 6/30/2024

JOB NAME: HALLMAN
JOB NUMBER: 6656-32
DRAWN BY: JS
CHECKED BY: MK
DRAWING NO.: PLAT 3201

AKS ENGINEERING & FORESTRY, LLC
3700 RIVER RD N, STE 1
KEIZER, OR 97303
503.400.6028
WWW.AKS-ENG.COM



ENGINEERING • SURVEYING • NATURAL RESOURCES
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PARTITION PLAT NO. _____

A VALIDATION OF A UNIT OF LAND NOT LAWFULLY ESTABLISHED
LOCATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7
SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,
CITY OF SALEM, MARION COUNTY, OREGON
MONTH --, ----

CITY OF SALEM APPROVALS:

APPROVED THIS ____ DAY OF _____, 20__

BY: _____
CITY OF SALEM PLANNING ADMINISTRATOR
CASE NO. XXXXXXXXX

APPROVED THIS ____ DAY OF _____, 20__

BY: _____
CITY OF SALEM SURVEYOR

MARION COUNTY APPROVALS:

ALL TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED
PROPERTY, AS PROVIDED BY ORS 92.095, HAVE BEEN PAID
THROUGH _____

APPROVED THIS ____ DAY OF _____, 20__

BY: _____
MARION COUNTY TAX COLLECTOR

APPROVED THIS ____ DAY OF _____, 20__

BY: _____
MARION COUNTY ASSESSOR

STATE OF OREGON)
) SS
COUNTY OF MARION)

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT NO.
_____ WAS RECEIVED FOR RECORDING ON THE ____ DAY
OF _____, 20__, AT ____ O'CLOCK __M
AND RECORDED IN THE BOOK OF PARTITION PLATS. IT IS ALSO
RECORDED IN MARION COUNTY DEED RECORDS AS
REEL _____, PAGE _____

BILL BURGESS, MARION COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT SALEM-KEIZER SCHOOL DISTRICT 24J,
AN OREGON MUNICIPAL CORPORATION, IS THE OWNER OF THE LAND DESCRIBED IN THE
SURVEYOR'S CERTIFICATE HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND
PLATTED IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES
CHAPTER 92.

JOEL T. SMALLWOOD, DIRECTOR OF MAINTENANCE AND CONSTRUCTION SERVICES
SALEM-KEIZER SCHOOL DISTRICT 24J

ACKNOWLEDGMENT

STATE OF OREGON)
) SS
COUNTY OF MARION)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF
_____, 20__ BY JOEL T. SMALLWOOD, DIRECTOR
OF MAINTENANCE AND CONSTRUCTION SERVICES OF SALEM-KEIZER SCHOOL
DISTRICT 24J, AN OREGON MUNICIPAL CORPORATION.

NOTARY SIGNATURE _____

NOTARY PUBLIC - OREGON (PRINTED NAME) _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

PLAT NOTES

1. THIS PLAT IS SUBJECT TO THE CITY OF SALEM PLANNING ADMINISTRATOR CONDITIONS OF
APPROVAL FOR CASE FILE NO. XXXXXXXX.

2. PARCEL 1 OF **PARTITION PLAT** IS SUBJECT TO AN EASEMENT OVER ITS ENTIRETY
FOR SCHOOL BUS ACCESS AND TURNAROUND PER REEL 2973, PAGE 268, MCDR.

3. THIS PLAT IS SUBJECT TO A SLOPE EASEMENT PER VOLUME 453, PAGE 76, MARION COUNTY
DEED RECORDS. SAID EASEMENT FALLS WITHIN THE EXISTING RIGHT-OF-WAY OF PORTLAND ROAD
NE AND IS NOT SHOWN. A RIGHT OF ACCESS DESCRIBED WITHIN SAID DOCUMENT IS SUPERCEDED
BY VOLUME 466, PAGE 3, MARION COUNTY DEED RECORDS.

4. THIS PLAT IS SUBJECT TO A RIGHT OF ACCESS TO PORTLAND ROAD NE PER VOLUME 466, PAGE
3, MARION COUNTY DEED RECORDS.

5. AN EASEMENTS PER REEL 99, PAGE 575 AND REEL 99, PAGE 384, MARION COUNTY DEED
RECORDS FALL ON PARCEL 1 OF **PARTITION PLAT**.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO VALIDATE THAT UNIT OF LAND NOT LAWFULLY ESTABLISHED AS APPROVED BY
THE CITY OF SALEM VALIDATION OF UNIT OF LAND PARTITION CASE NUMBER **XXXXXXXXXX** BEING THE UNIT NOT
LAWFULLY ESTABLISHED BY DEED PER REEL 1692, PAGE 558, MARION COUNTY DEED RECORDS (MCDR).

BEARINGS ARE BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE, NAD 83(2011)
EPOCH 2010.00 AND ESTABLISHED USING THE TRIMBLE VRS NOW NETWORK.

THE NORTH LINE WAS ESTABLISHED BY HOLDING MONUMENTS PER **PARTITION PLAT** MARION COUNTY
SURVEY RECORD (MCSR) 26995, MCSR 25947, AND MCSR 35581.

THE EAST LINE WAS ESTABLISHED BY HOLDING MONUMENTS PER MCSR 35581, MCSR 31777 AND THE PLAT
"DEER-HAVEN ESTATES", BOOK 34, PAGE 36, BOOK OF TOWN PLATS.

THE SOUTH LINE WAS ESTABLISHED BY HOLDING MONUMENTS PER SAID "DEER-HAVEN ESTATES", MCSR 35581 AND
MCSR 25947.

THE WEST LINE WAS ESTABLISHED BY HOLDING MONUMENTS PER MCSR 25947, MCSR 13440, MCSR 39487, MCSR
35581, MCSR 39487 AND **PARTITION PLAT**.

THE SOUTHEAST CORNER WAS NOT FOUND. ITS CALCULATED POSITION FALLS IN THE SOUTHEASTERLY EDGE OF
WATER OF CLAGGETT CREEK AND WAS NOT RESET. IT IS REFERENCED BY MONUMENTS PER SAID "DEER-HAVEN
ESTATES" TO THE WEST AND NORTH.

SURVEYOR'S CERTIFICATE

I, JOSEPH F. SULLIVAN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE LAND REPRESENTED HEREON,
SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE
MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A FOUND 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 16,
BLOCK 4, "DEER-HAVEN ESTATES", RECORDED IN VOLUME 34, PAGE 46, MARION COUNTY BOOK OF TOWN PLATS;
THENCE ALONG THE WEST LINE OF SAID LOT 16, SOUTH 02°25'52" WEST 10.07 FEET TO THE NORTH LINE OF THE
UNIT OF LAND PER REEL 223, PAGE 1312, MARION COUNTY DEED RECORDS (MCDR); THENCE ALONG SAID NORTH LINE,
NORTH 87°34'57" WEST 134.09 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF THE UNIT OF LAND PER REEL
1692, PAGE 558, MCDR; THENCE ALONG THE WEST LINE OF SAID UNIT OF LAND, NORTH 36°08'34" EAST 229.82 FEET
TO THE SOUTHEAST CORNER OF PARCEL 1 OF **PARTITION PLAT**; THENCE ALONG THE EAST LINE OF
SAID PARCEL 1, NORTH 09°55'33" EAST 323.10 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE
NORTH LINE OF SAID PARCEL 1, NORTH 80°26'52" WEST 209.12 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF
PORTLAND ROAD NE (40.00 FEET FROM THE ODOT "NB" CENTERLINE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY
LINE, ALONG A SPIRAL TO THE LEFT, THE CORD OF WHICH BEARS, NORTH 34°32'25" EAST 11.03 FEET TO THE NORTH
LINE OF THE UNIT OF LAND PER REEL 1692, PAGE 558, MCDR; THENCE ALONG SAID NORTH LINE, SOUTH 80°26'52"
EAST 535.94 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 80°43'47" EAST 187.36 FEET TO THE WEST
LINE OF LOT 9, BLOCK 1 OF SAID "DEER HAVEN ESTATES"; THENCE ALONG THE WEST AND NORTH LINES OF SAID
PLAT THE FOLLOWING EIGHT COURSES: SOUTH 01°28'14" WEST 60.52 FEET; THENCE SOUTH 56°02'10" WEST 40.28
FEET; THENCE SOUTH 28°19'29" WEST 33.63 FEET; THENCE SOUTH 10°18'04" WEST 50.64 FEET; THENCE SOUTH
04°55'56" WEST 242.70 FEET; THENCE SOUTH 87°38'36" EAST 6.97 FEET; THENCE SOUTH 02°28'42" WEST 40.00
FEET; THENCE NORTH 87°38'36" WEST 495.11 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 5.87 ACRES, MORE OR LESS.

PREPARED FOR

SALEM-KEIZER SCHOOL DISTRICT 24J
2450 LANCASTER DRIVE NE
SALEM, OREGON 97305

JOB NAME:	HALLMAN
JOB NUMBER:	6656-32
DRAWN BY:	JS
CHECKED BY:	MK
DRAWING NO.:	PLAT 3201

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
LAND SURVEYOR

REVIEW
COPY

OREGON
NOVEMBER 9, 2021
JOSEPH F. SULLIVAN
86458LS
RENEWS: 6/30/2024