

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.: PLA22-28

APPLICATION NO.: 22-117413-LD

NOTICE OF DECISION DATE: September 26, 2022

SUMMARY: A Property Line Adjustment to remove an existing property line.

REQUEST: A property line adjustment to remove common property line between two legal units of land, resulting in one property approximately ~~7.94~~ eight acres in size, for property zoned RS (Single Family Residential) and CR (Retail Commercial), located at 4130 Portland Rd NE and 4000 Deerhaven Drive NE - 97301 (Marion County Assessors Map and Tax Lot Numbers: 073W12AC / 3200 and 3201).

APPLICANT: Joel Smallwood, Salem Keizer School District

LOCATION: 3495 Liberty Rd S

FINDINGS: The findings are in the attached Decision dated September 26, 2022.

DECISION: The **Planning Administrator APPROVED** PLA22-28 based upon the application materials and the findings as presented in the decision.

The rights granted by the attached decision, which is effective as of the date of this decision, must be exercised by September 26, 2024, or this approval shall be null and void.

Case Manager: Liz Olmstead, Planner III, Eolmstead@cityofsalem.net, 503-540-2326

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 **September 26, 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. PLA22-28)
4130 PORTLAND RD NE AND)
4000 DEERHAVEN DRIVE NE) SEPTEMBER 26, 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

A property line adjustment to remove common property line between two legal units of land, resulting in one property approximately ~~7.94~~ eight acres in size, for property zoned RS (Single Family Residential) and CR (Retail Commercial), located at 4130 Portland Rd NE and 4000 Deerhaven Drive NE - 97301 (Marion County Assessors Map and Tax Lot Numbers: 073W12AC / 3200 and 3201).

PROCEDURAL FINDINGS

1. On August 23, 2022, an application for a Property Line Adjustment was submitted for properties located at 4130 Portland Rd NE and 4000 Deerhaven Drive NE.
2. The application was deemed complete on September 6, 2022.

SUBSTANTIVE FINDINGS

1. Proposal

The proposed property line adjustment affects properties located at 4130 Portland Rd NE and 4000 Deerhaven Drive NE (**Attachment A**). The property line adjustment removes a common property line between two legal units of land, resulting in one property approximately eight acres in size, for property zoned RS (Single Family Residential) and CR (Retail Commercial), located at 4130 Portland Rd NE and 4000 Deerhaven Drive NE - 97301 (Marion County Assessors Map and Tax Lot Numbers: 073W12AC / 3200 and 3201) (**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 117413.

3. City Department Comments

Public Works – At the time of final PLA 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 PLA by the City Surveyor may be delayed or held indefinitely based on the non-compliant violation.

4. Public Agency Comments

No comments from Public Agencies 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) and CR (Retail Commercial). The proposed property line adjustment will result in one unit of land that is approximately eight acres in size.

As shown on the property line adjustment site plan, the resulting lot area and dimensions of the property meets or exceeds the minimum lot area, lot width, lot depth, and street frontage requirements of the RS and CR zones.

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 involves units of land lawfully established. Tax lot 073W12AC / 3200 was lawfully established by a Validation of Unit of Land approval, Case Number VUL22-03 by the Planning Administrator on July 21, 2022. Tax lot 073W12AC / 3201 was lawfully established by a Validation of Unit of Land approval, Case Number VUL22-04 by the Planning Administrator on July 21, 2022. The final plats associated with VUL22-03 and VUL22-04 will be recorded prior to recording the Property Line Adjustment. Because both units of land are lawfully established, 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

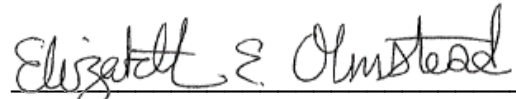
Based upon the requirements of SRC 205.055, the proposed property line adjustment has been reviewed for compliance with the applicable standards and criteria of the Unified Development Code (UDC). The Planning Administrator certifies that the proposed property line adjustment is in conformance with the 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.

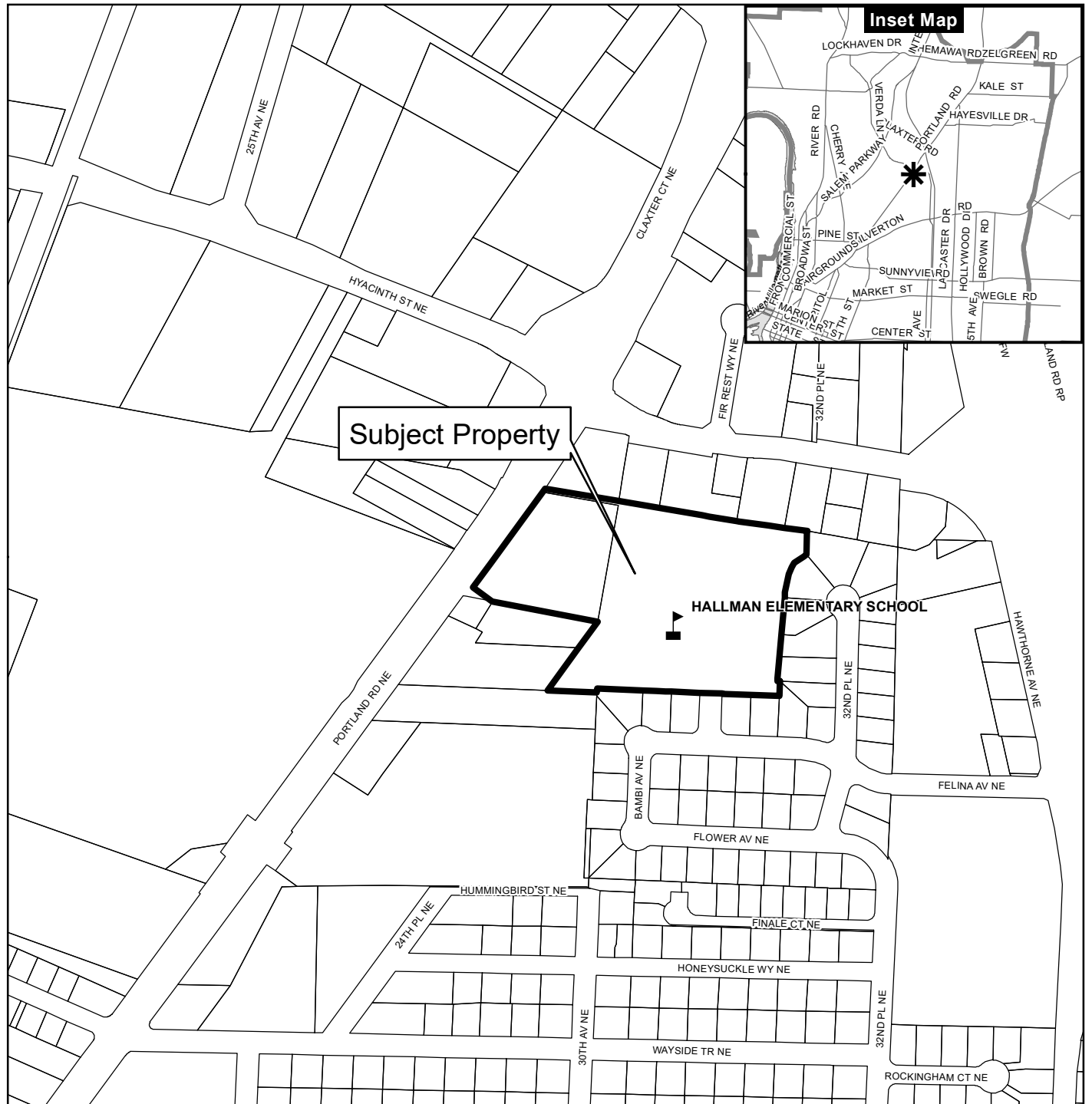
A handwritten signature in black ink, reading "Elizabeth E. Olmstead". The signature is written in a cursive style with a horizontal line underneath.

Liz Olmstead, Planner III, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

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

Vicinity Map

4130 Portland Rd NE & 4000 Deerhaven Drive NE



Legend

- | | |
|-----------------------|---------------------------|
| Taxlots | Outside Salem City Limits |
| Urban Growth Boundary | Historic District |
| City Limits | 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.

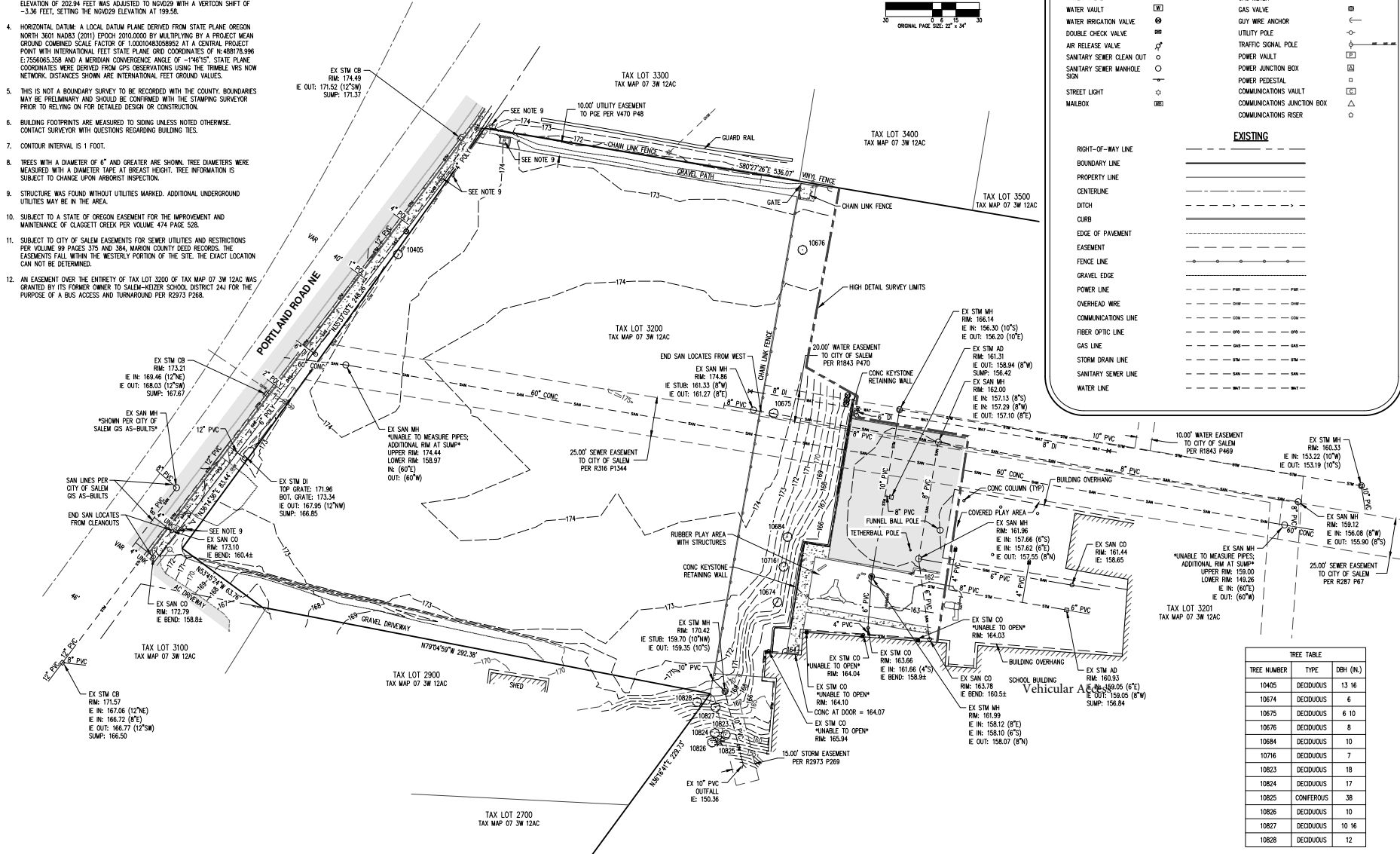
0 100 200 400 Feet



SITE PLAN

NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS PROVIDED BY OTHERS PER PUBLIC UTILITY LOCATE TICKET NUMBERS 21033012, 21033016, AND 21040209 AND PER PRIVATE LOCATING SERVICES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED FEBRUARY 11, 16, AND 17 AND MARCH 4 AND 18, 2021.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK 021447, LOCATED AT THE INTERSECTION OF LANCASTER DRIVE NE AND WOLVERINE STREET NE APPROXIMATELY 100 FEET EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF THE DRIVE AND 30 FT SOUTH OF CENTER OF THE STREET. THE NAVD83 ELEVATION OF 202.94 FEET WAS ADJUSTED TO NAVD29 WITH A VERTICAL SHIFT OF -3.36 FEET, SETTING THE NAVD29 ELEVATION AT 199.58.
- HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 5601 NAD83 (2011) EPOCH 2010.0000 BY MULTIPLYING BY A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001048508952 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FEET STATE PLANE GRID COORDINATES OF N:488178.996 E:7556065.358 AND A MERIDIAN CONVERGENCE ANGLE OF -146°19'. STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VHS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FEET GROUND VALUES.
- THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 1 FOOT.
- TREES WITH A DIAMETER OF 4" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED WITH A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- STRUCTURE WAS FOUND WITHOUT UTILITIES MARKED. ADDITIONAL UNDERGROUND UTILITIES MAY BE IN THE AREA.
- SUBJECT TO A STATE OF OREGON EASEMENT FOR THE IMPROVEMENT AND MAINTENANCE OF CLAGGETT CREEK PER VOLUME 474 PAGE 528.
- SUBJECT TO CITY OF SALEM EASEMENTS FOR SEWER UTILITIES AND RESTRICTIONS PER VOLUME 99 PAGES 375 AND 384, MARION COUNTY DEED RECORDS. THE EASEMENTS FALL WITHIN THE WESTERLY PORTION OF THE SITE. THE EXACT LOCATION CAN NOT BE DETERMINED.
- AN EASEMENT OVER THE ENTIRETY OF TAX LOT 3200 OF TAX MAP 07 3W 12AC WAS GRANTED BY ITS FORMER OWNER TO SALEM-KEIZER SCHOOL DISTRICT 241 FOR THE PURPOSE OF A BUS ACCESS AND TURNAROUND PER R2973 P268.



LEGEND

EXISTING

- DECIDUOUS TREE
- CONIFEROUS TREE
- FIRE HYDRANT
- WATER BLOWOFF
- WATER METER
- WATER VALVE
- WATER VAULT
- WATER IRRIGATION VALVE
- DOUBLE CHECK VALVE
- AIR RELEASE VALVE
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- STREET LIGHT
- MAILBOX

EXISTING

- STORM DRAIN CLEAN OUT
- STORM DRAIN CATCH BASIN
- STORM DRAIN AREA DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN DOWNSPOUT
- GAS METER
- GAS VALVE
- GUY WIRE ANCHOR
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- POWER JUNCTION BOX
- POWER PEDESTAL
- COMMUNICATIONS VAULT
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS RISER

EXISTING

- 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 DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE

AKS ENGINEERING & FORESTRY, LLC
2700 RIVER RD N, STE 1
SALEM, OR 97303
503.400.0000
WWW.AKS-ENG.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

**HALLMAN
ELEMENTARY SCHOOL
SALEM**

MARION COUNTY TAX MAP 07 3W 12AC
TAX LOTS 3200 AND 3201

**EXISTING CONDITIONS
PLAN**

DESIGNED BY: JF
DRAWN BY: JF
MANAGED BY: JF
CHECKED BY: NSW
DATE: 03/31/2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Paul White
JANUARY 8, 2007
NO. 00000000
RENEW: 6/30/22

REVISIONS

JOB NUMBER
6556-32

SHEET
C001

TREE TABLE			
TREE NUMBER	TYPE	DBH (IN)	
10405	DECIDUOUS	13	16
10674	DECIDUOUS	6	
10675	DECIDUOUS	6	10
10676	DECIDUOUS	8	
10684	DECIDUOUS	10	
10716	DECIDUOUS	7	
10823	DECIDUOUS	18	
10824	DECIDUOUS	17	
10825	CONIFEROUS	38	
10826	DECIDUOUS	10	
10827	DECIDUOUS	10	16
10828	DECIDUOUS	12	

After recording, return to:

Mark D. Shipman
Saalfeld Griggs PC
PO Box 470
Salem, OR 97308

Send tax statements to:

No Change

Property Line Adjustment Deed

MARION COUNTY SCHOOL DISTRICT 24J, AKA SALEM-KEIZER SCHOOL DISTRICT 24J, AN OREGON MUNICIPAL CORPORATION, hereinafter called Grantor, 2450 LANCASTER DRIVE NE, SALEM, OR 97301, is the owner of real property located in City of Salem, 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. SALEM-KEIZER SCHOOL DISTRICT 24J, AN OREGON MUNICIPAL CORPORATION, hereinafter called Grantee, 2450 LANCASTER DRIVE NE, SALEM, OR 97301, is the owner of real property located in City of Salem, MARION COUNTY, 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 reduced in size by approximately 2.07 Acres and will hereafter be eliminated, and Property B will be increased in size by approximately 2.07 Acres and will hereafter consist of the land more particularly described on Exhibit C, 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 property described on Exhibit C and further depicted on Exhibit D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Marion County, Oregon, described on Exhibit A, 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 consolidation, and the two parcels are to be consolidated into one.

GRANTOR:
Marion County School District 24J aka
Salem-Keizer School District 24J, an Oregon
municipal corporation

Marion County School District 24J aka
Salem-Keizer School District 24J, an Oregon
municipal corporation

Title: Director of Maintenance & Construction Services

This instrument was acknowledged before me on _____, 2022,
by Joel T. Smallwood, as Director of Maintenance & Construction Services, of Salem-Keizer
School District 24J, an Oregon municipal corporation.

Page 3 of 5

EXHIBIT A

Property A Legal Description

Beginning at an iron pipe marking the Northeast corner of a tract of land conveyed to Mathias J. Lentsch, et ux, by deed recorded in Volume 442, Page 233, Deed Records, which point bears North 00°03' 45" West 99.99 feet and North 89°02' 46" West 941.68 feet and North 34°41'10" East 229.73 feet from a county monument marking the Northeast corner of the Samuel Walker Donation Land Claim No. 39 in Section 12, Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 80°31'39" West along the Northerly line of said Lentsch tract, a distance of 362.96 feet to a point on the Easterly right-of-way line of Portland Road N.E.; thence North 34°49' 40" East along said right-of-way line, a distance of 113.44 feet to a point opposite Engineers Station P.S. 62+70.07 Northbound; thence Northeasterly along said right-of-way line on the arc of a spiral curve to the left (the chord of which bears North 34°16' 04" East 237.48 feet) a distance of 237.49 feet; thence South 81°54' 39" East 209.32 feet; thence South 08°29' 36" West 323.20 feet to the point of beginning.

EXHIBIT B

Property B Legal Description

Beginning at an iron rod marking the Northwest corner of Lot 16, Block 2, DEER HAVEN ESTATES, as said subdivision is platted and recorded in Volume 34, Page 36, Book of Town Plats, which point bears North $00^{\circ}03'45''$ West, 110.98 feet and North $89^{\circ}06'42''$ West, 807.38 feet from a county monument marking the Northeast corner of the Samuel Walker Donation Land Claim No. 39, in Section 12, Township 7 south, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence South $01^{\circ}02'44''$ West along the West line of said Lot 16, a distance of 10.07 feet to a point on the North line of that tract of land described in instrument recorded in Reel 223, Page 1312, Deed Records; thence North $89^{\circ}02'46''$ West along said North line, a distance of 134.09 feet to an iron pipe marking the most westerly Southwest corner of Parcel 1, as described in Reel 202, Page 916, Deed Records; thence North $34^{\circ}41'10''$ East along the westerly line of said Parcel 1 and the northeasterly extension thereof, a distance of 229.73 feet to an iron pipe marking the Northeast corner of a tract of land conveyed to Mathias J. Lentsch, et ux, by deed recorded in Volume 442, Page 233, Deed Records; thence North $8^{\circ}29'36''$ East, 323.20 feet; thence North $81^{\circ}54'39''$ West, 209.32 feet to a point on the easterly right-of-way line of Portland Road; thence Northeasterly along said right-of-way line on the arc of spiral curve to the left (the chord of which bears North $33^{\circ}03'49''$ East 11.03 feet) a distance of 11.03 feet to a point on the northerly line of that tract of land conveyed to Eva C. Johnson by deed recorded in Volume 283, Page 583, Deed Records; thence South $81^{\circ}54'39''$ East along the Northerly line of said Johnson tract, a distance of 536.15 feet to an iron rod marking the Northeast corner thereof; thence South $82^{\circ}10'45''$ East along the northerly line of that tract of land described in Volume 283, Page 583, Deed Records, a distance of 187.36 feet to a point on the westerly line of Lot 9, Block 1, of said DEER HAVEN ESTATES; thence along the westerly boundary of said subdivision as follows: South $00^{\circ}09'17''$ West, 60.25 feet; thence South $54^{\circ}08'47''$ West, 40.25 feet; thence South $26^{\circ}41'19''$ West, 33.55 feet; thence South $09^{\circ}05'25''$ West, 50.64 feet; thence South $03^{\circ}29'09''$ West, 242.70 feet to the Southwest corner of Lot 13 of said Block 1; thence South $89^{\circ}06'42''$ East, 6.97 feet to the most northerly corner of Lot 16, of said Block 1; thence South $00^{\circ}53'18''$ West, 40.00 feet to the Northeast corner of Lot 17, of said Block 1; thence North $89^{\circ}06'42''$ West along the North line of said Lot 17 and the westerly extension thereof, a distance of 495.22 feet to the point of beginning.



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #6656-32

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT C

Resultant Property C Legal Description

A tract of land located in the Northeast One-Quarter of Section 12, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, more particularly described as follows:

Beginning at the northwest corner of Lot 16, Block 4 of the plat "Deer-Haven Estates" per Volume 34, Page 36, Marion County Book of Town Plats; thence along the west line of said Lot 16, South $02^{\circ}34'01''$ West 10.07 feet to the north line of the tract of land per Reel 223, Page 1312, Marion County Deed Records (MCDR); thence along said north line, North $87^{\circ}37'04''$ West 134.09 feet to the most westerly southwest corner of the tract of land per Reel 1691, Page 558, MCDR; thence along the west line of last said tract of land, North $36^{\circ}16'41''$ East 229.73 feet to the northeast corner of the tract of land per Reel 3871, Page 217, MCDR; thence along the northerly line of the last said tract of land, North $79^{\circ}04'59''$ West 292.56 feet to the easterly right-of-way line of Portland Road NE; thence along said easterly right-of-way line, North $53^{\circ}42'22''$ West 63.60 feet to a point 56.00 feet from Engineer's Centerline Station as described in Marion County Survey Record 39031; thence along said easterly right-of-way line, North $36^{\circ}17'38''$ East 83.22 feet to a point opposite ODOT Northbound Centerline Station 62.70.07 and a point of spiral; thence along a spiral curve to the left, the chord of which bears, North $35^{\circ}35'25''$ East 248.47 feet to the north line of the tract of land per Reel 1691, Page 558, MCDR; thence along last said north line, South $80^{\circ}27'26''$ East 536.15 feet; thence continuing along last said north line, South $80^{\circ}39'49''$ East 187.36 feet to the west line of Lot 9, Block 1 of said plat; thence along the west and north lines of said plat the following eight courses, South $01^{\circ}31'17''$ West 60.25 feet; thence South $55^{\circ}28'33''$ West 40.25 feet; thence South $28^{\circ}05'11''$ West 33.54 feet; thence South $10^{\circ}36'42''$ West 50.64 feet; thence South $05^{\circ}00'26''$ West 242.70 feet; thence South $87^{\circ}35'25''$ East 6.97 feet; thence South $02^{\circ}24'35''$ West 40.00 feet; thence North $87^{\circ}35'25''$ West 495.11 feet to the Point of Beginning.

The above-described tract of land contains 7.94 acres, more or less.

Bearings are based on State Plane Oregon North.

10/21/2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

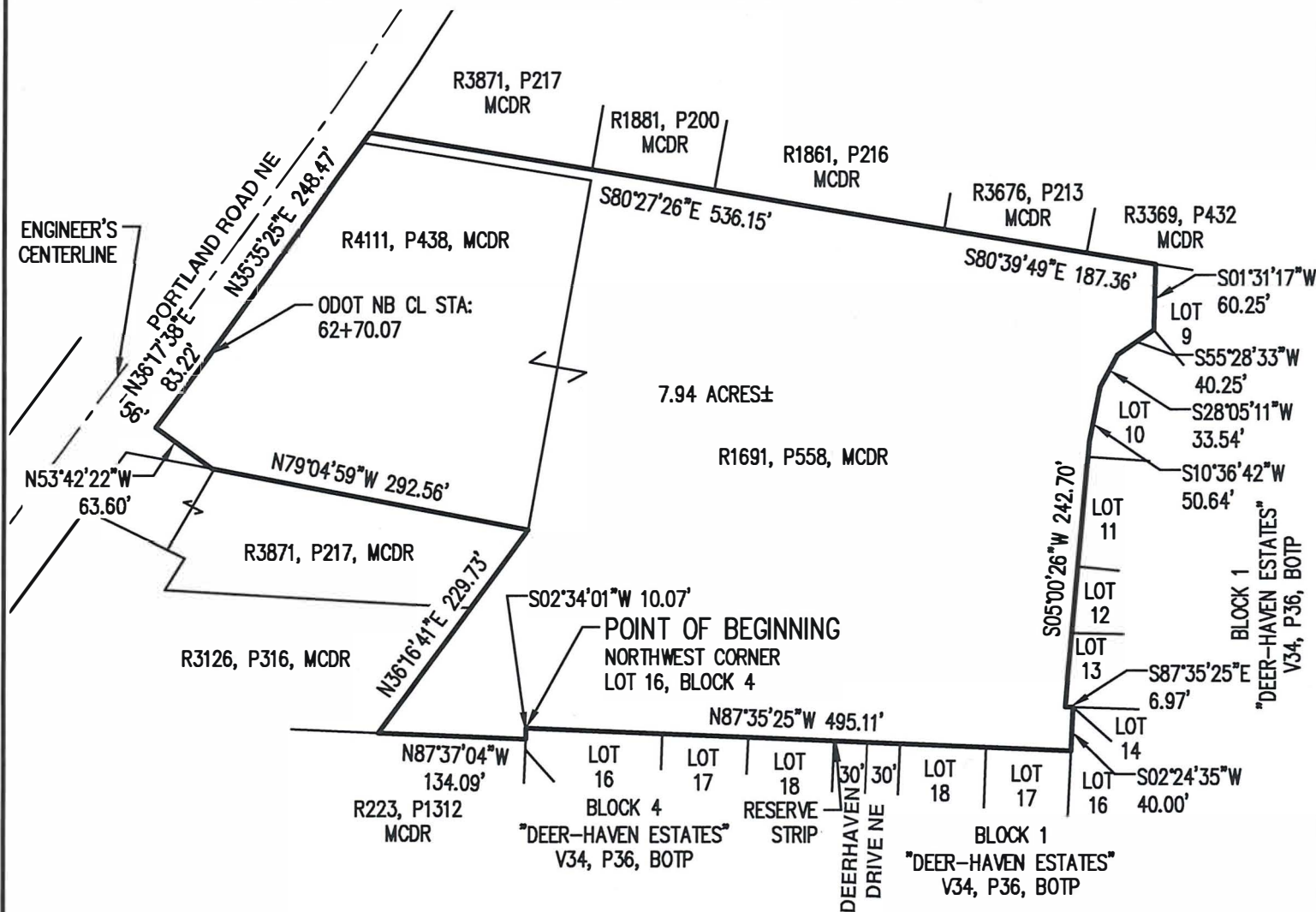
Abraham Kahnahooian

OREGON
MARCH 9, 2021
ABRAHAM KAHNAMOONIAN
95376PLS

RENEW: 6/30/23

EXHIBIT D

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON



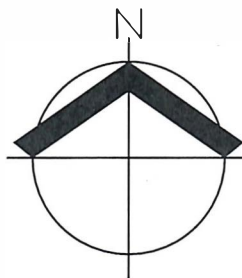
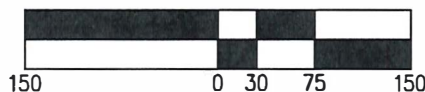
LEGEND

BOTP MARION COUNTY BOOK OF TOWN PLATS
MCDR MARION COUNTY DEED RECORDS
NB CL STA NORTHBOUND CENTERLINE STATION
P PAGE
R REEL
V VOLUME

PREPARED FOR

SALEM-KEIZER SCHOOL DISTRICT
2450 LANCASTER DR NE
SALEM, OR 97305

SCALE: 1"=150 FEET



10/21/2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Abraham Kahnmoorian
OREGON
MARCH 9, 2021
ABRAHAM KAHNMOORIAN
95376PLS
RENEWS: 6/30/23

MAP OF DESCRIPTION

AKS ENGINEERING & FORESTRY, LLC
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