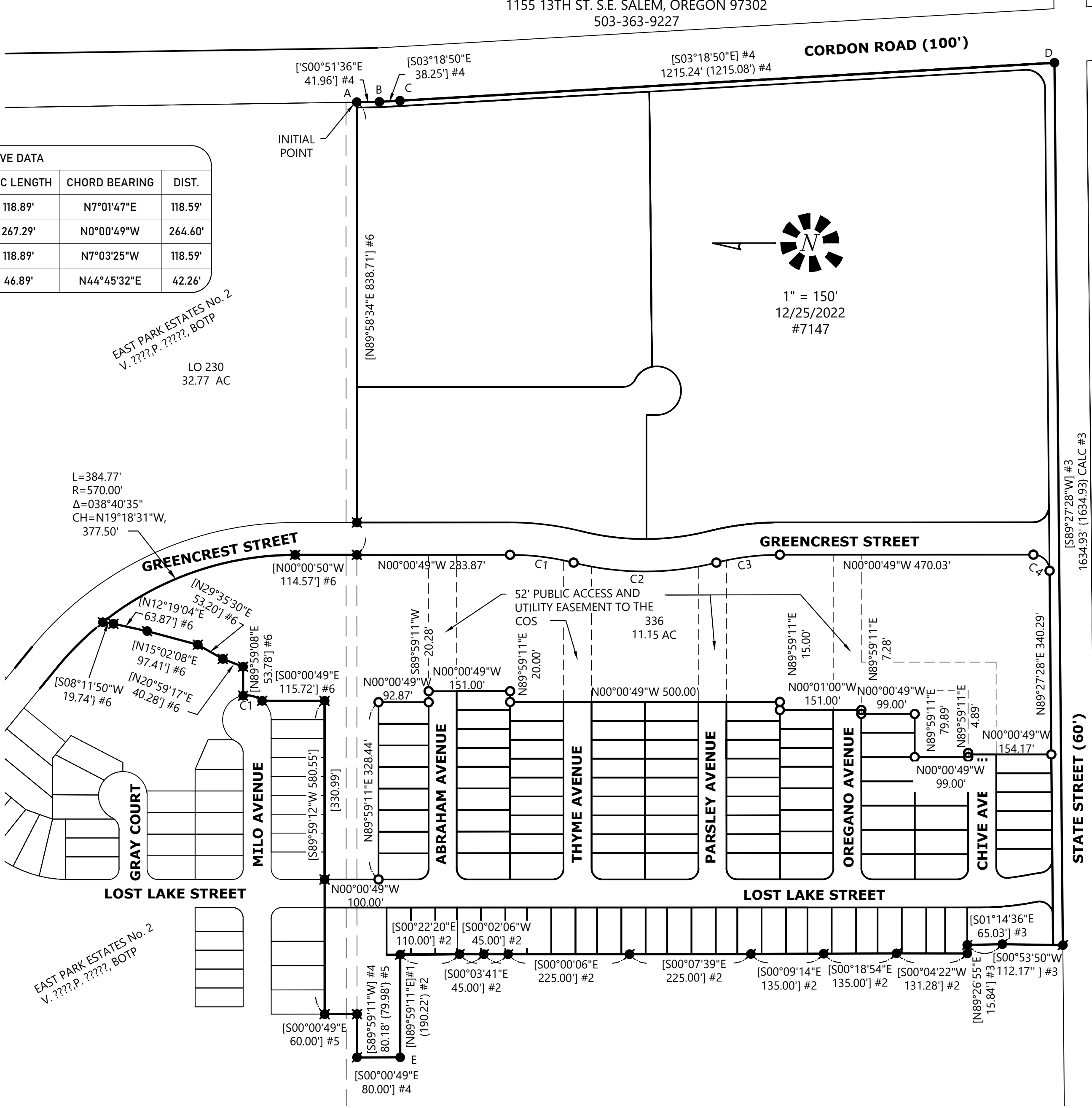


EAST PARK ESTATES P.U.D. No. 3  
IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

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

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	483.58'	14°05'12"	118.89'	N7°01'47"E	118.59'
C2	543.58'	28°10'23"	267.29'	N0°00'49"W	264.60'
C3	483.58'	14°05'12"	118.89'	N7°03'25"W	118.59'
C4	30.00'	89°32'43"	46.89'	N44°45'32"E	42.26'



- NOTES:
- ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
  - ALL MONUMENTS SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED.

- LEGEND:
- MCSR = MARION COUNTY SURVEY RECORD  
BOTP = BOOK OF TOWN PLATS  
W/YPC = WITH YELLOW PLASTIC CAP  
IP = IRON PIPE  
IR = IRON ROD  
P. = PAGE  
V. = VOLUME  
R. = REEL  
COS = CITY OF SALEM  
( ) = RECORD DATA PER SURVEY NOTED  
[ ] = RECORD AND MEASURED DATA PER SURVEY NOTED  
{ } = CALCULATED DATA PER SURVEY NOTED  
● = FOUND MONUMENT PER  
● = FOUND MONUMENT PER  
○ = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."  
□ = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG."

- REFERENCE SURVEYS :
- 36837
  - 39457
  - 39510
  - P.P. 2020-61
  - EAST PARK P.U.D. B. H48, P. 91
  - EAST PARK P.U.D. NO. 2, B. H48, P. ??

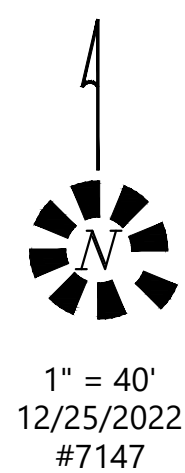
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

ROBERT D. HAMMAN  
JULY 13, 2004  
64202LS  
EXPIRES: 6-30-2023

- SHEET INDEX
- SHEET 1 - OVERALL BOUNDARY, MONUMENT TABLE, LOTS 232-342, CURVE TABLE, LEGEND, REFERENCE SURVEYS,  
SHEET 2 - NORTH LOT DETAIL  
SHEET 3 - CENTRAL LOT DETAIL, CURVE TABLE  
SHEET 4 - SOUTH LOT DETAIL  
SHEET 5 - LOTS 340 - 342, GREENCREST STREET  
SHEET 6 - NARRATIVE, CERTIFICATE, PLAT NOTES,  
SHEET 7 - SIGNATURE PAGE

IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.  
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BY:  
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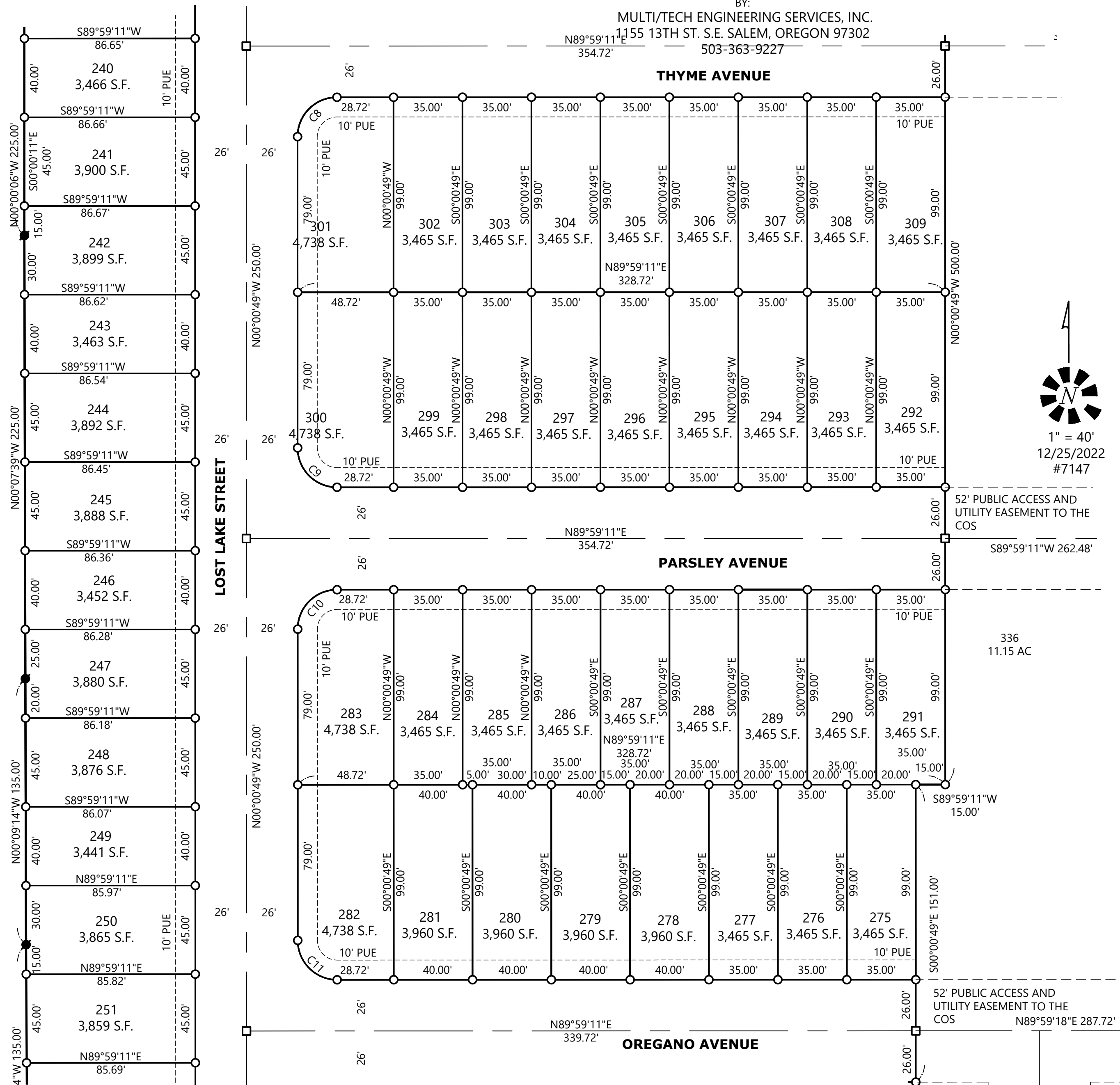


REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS  
EXPIRES: 6-30-2023

EAST PARK ESTATES P.U.D. No. 3  
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CITY OF SALEM, MARION COUNTY, OREGON

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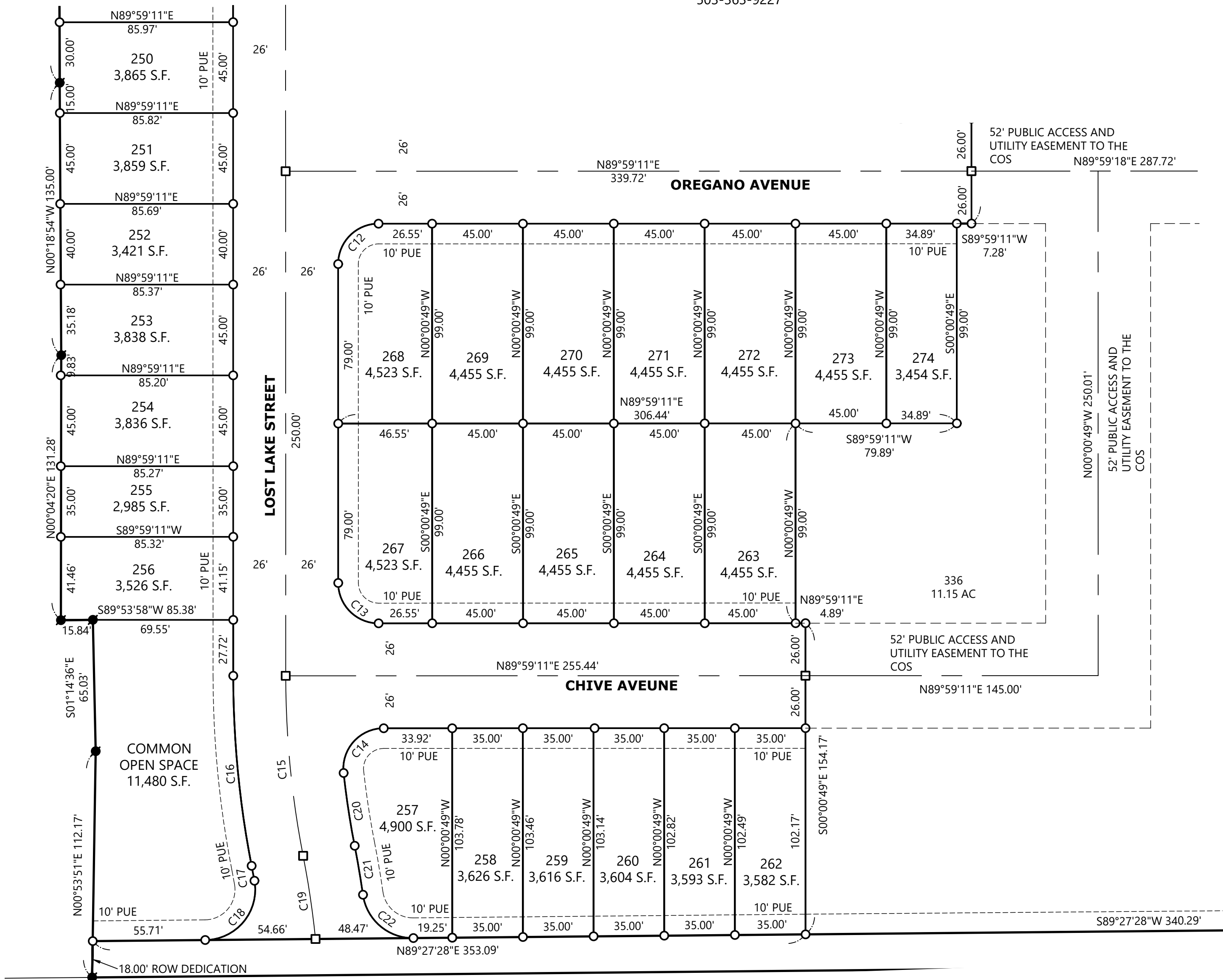
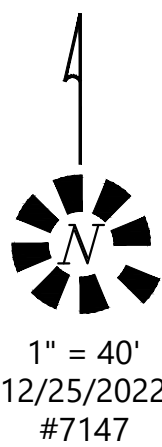


CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C5	20.00'	90°00'00"	31.42'	S45°00'49"E	28.28'
C6	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C7	20.00'	90°00'00"	31.42'	S45°00'49"E	28.28'
C8	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C9	20.00'	90°00'00"	31.42'	S45°00'49"E	28.28'
C10	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C11	20.00'	90°00'00"	31.42'	S45°00'49"E	28.28'
C12	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C13	20.00'	90°00'00"	31.42'	S45°00'49"E	28.28'
C14	20.00'	96°16'23"	33.61'	S41°51'00"W	29.79'
C15	466.99'	11°00'40"	89.75'	S5°31'09"E	89.61'
C16	492.99'	11°00'40"	94.74'	S5°31'09"E	94.60'
C17	440.99'	0°58'40"	7.53'	N10°32'09"W	7.53'
C18	25.00'	99°30'17"	43.42'	N39°42'20"E	38.16'
C19	466.99'	5°06'54"	41.69'	N8°28'02"W	41.68'
C20	440.99'	4°44'17"	36.47'	S8°39'20"E	36.46'
C21	492.99'	2°51'43"	24.62'	S9°35'37"E	24.62'
C22	25.00'	82°22'46"	35.94'	S49°21'09"E	32.93'
C23	30.00'	89°32'43"	46.89'	N44°45'32"E	42.26'
C24	30.00'	90°31'43"	47.40'	S45°16'41"E	42.62'
C25	543.58'	14°05'12"	133.64'	N7°03'25"W	133.31'
C26	513.58'	14°05'12"	126.27'	N7°03'25"W	125.95'
C27	483.58'	14°05'12"	118.89'	N7°03'25"W	118.59'
C28	543.58'	28°10'23"	267.29'	S0°00'49"E	264.60'
C29	513.58'	28°10'23"	252.54'	S0°00'49"E	250.00'
C30	483.58'	13°43'48"	115.88'	S7°14'07"E	115.61'
C31	483.58'	14°26'36"	121.90'	S6°51'05"W	121.58'
C32	543.58'	14°05'12"	133.64'	N7°01'47"E	133.31'
C33	513.58'	14°05'12"	126.27'	N7°01'47"E	125.95'
C34	483.58'	14°05'12"	118.89'	N7°01'47"E	118.59'
C35	45.00'	191°57'17"	150.76'	N84°40'50"E	89.51'
C36	45.00'	51°30'34"	40.46'	N37°03'06"W	39.11'
C37	25.00'	62°47'50"	27.40'	S31°24'44"E	26.05'
C38	35.00'	92°46'18"	56.67'	N43°04'19"E	50.68'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS  
EXPIRES: 6-30-2023

*EAST PARK ESTATES P.U.D. No. 3*  
IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON

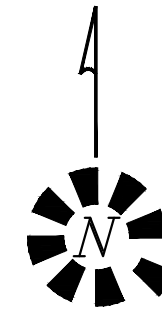
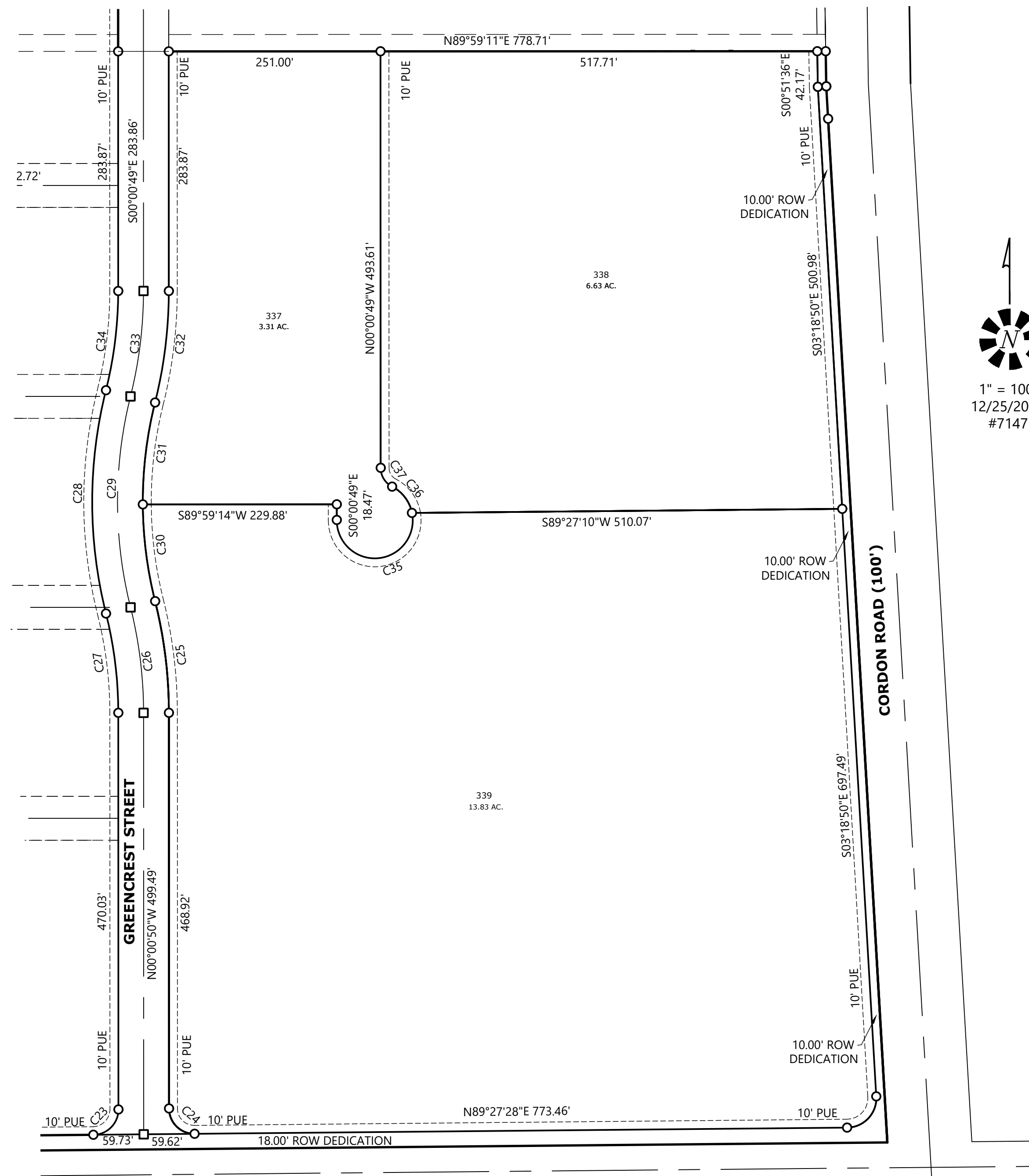
BY:  
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503-363-9227



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS  
EXPIRES: 6-30-2023

# EAST PARK ESTATES P.U.D. No. 3

IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.  
CITY OF SALEM, MARION COUNTY, OREGON



1" = 100'  
12/25/2022  
#7147

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS  
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BY:  
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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 P.U.D. No. 3, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD BEING THE INITIAL POINT AT THE SOUTHEASTERLY CORNER OF LOT 231, EAST PARK ESTATES P.U.D. NO. 2 AS RECORDED IN BOOK H49, PAGE ???, MARION COUNTY BOOK OF TOWN PLATS, LOCATED IN THE SOUTHWEST AND NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CORDON ROAD THE FOLLOWING THREE CALLS, SOUTH 00°51'36" EAST 41.96 FEET TO A 5/8" IRON ROD; SOUTH 03°18'50" EAST 38.25 FEET TO A 5/8" IRON ROD; SOUTH 03°18'50" EAST 1215.24 FEET TO A PK ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE SOUTH 89°27'28" WEST 1634.93 FEET TO A 5/8" IRON ROD; THENCE ALONG THE EASTERLY LINE OF REEL 4513, 308, EXHIBIT D, MARION COUNTY RECORDS THE FOLLOWING 11 CALLS, NORTH 00°53'50" EAST 112.17 FEET TO A 5/8" IRON ROD; NORTH 01°14'36" EAST 65.03 FEET TO A 5/8" IRON ROD; SOUTH 89°26'55" WEST 15.84 FEET TO A 5/8" IRON ROD; NORTH 00°04'22" EAST 131.28 FEET TO A 5/8" IRON ROD; NORTH 00°18'54" WEST 135.00 FEET TO A 5/8" IRON ROD; NORTH 00°09'14" WEST 135.00 FEET TO A 5/8" IRON ROD; NORTH 00°07'39" WEST 225.00 FEET TO A 5/8" IRON ROD; NORTH 00°00'06" WEST 225.00 FEET TO A 5/8" IRON ROD; NORTH 00°02'06" EAST 45.00 FEET TO A 5/8" IRON ROD; NORTH 00°03'41" WEST 45.00 FEET TO A 5/8" IRON ROD; NORTH 00°22'20" WEST 110.00 FEET TO A 5/8" IRON ROD; THENCE ALONG THE NORTH LINE OF SAID DEED, SOUTH 89°59'11" WEST 190.22 FEET TO A 5/8" IRON ROD; THENCE ALONG THE WEST LINE OF PARCEL 1, PARTITION PLAT 2020-61 NORTH 00°00'49" WEST 80.00 FEET TO A 5/8" IRON ROD, THENCE ALONG THE NORTH LINE OF SAID PARTITION PLAT NORTH 89°59'11" EAST 80.18 FEET TO A 5/8" IRON ROD; THENCE ALONG THE WESTERLY LINE OF LOT 231, EAST PARK ESTATES P.U.D. NO. 2, VOLUME H49, PAGE ???, MARION COUNTY BOOK OF TOWN PLATS, NORTH 00°00'49" WEST 60.00 FEET TO A 5/8" IRON ROD; THENCE ALONG THE NORTH LINE OF SAID LOT, NORTH 89°59'12" EAST 580.55 FEET TO A 5/8" IRON ROD; THENCE ALONG THE WESTERLY LINE THE FOLLOWING EIGHT CALLS, NORTH 00°00'49" WEST 115.72 FEET TO A 5/8" IRON ROD; 37.61 FEET ALONG A 45.00 FOOT RADIUS CURVE TO THE LEFT (THE CORD OF WHICH BEARS NORTH 14°58'53" EAST 36.53 FEET) TO A 5/8" IRON ROD; NORTH 89°59'08" EAST 53.78 FEET TO A 5/8" IRON ROD; NORTH 20°59'17" EAST 40.28 FEET TO A 5/8" IRON ROD; NORTH 29°35'30" EAST 53.20 FEET TO A 5/8" IRON ROD; NORTH 15°02'08" EAST 97.41 FEET TO A 5/8" IRON ROD; NORTH 12°19'04" EAST 63.87 FEET TO A 5/8" IRON ROD; NORTH 08°11'50" EAST 19.74 FEET TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF GREENCREST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE CALLS, 330.92 FEET ALONG A 570.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 22°00'54" WEST 326.29 FEET TO A 5/8" IRON ROD; 41.61 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 42°18'06" WEST 36.97 FEET) TO A 5/8" IRON ROD; SOUTH 02°38'48" EAST 52.05 FEET TO A 5/8" IRON ROD; 39.27 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 45°00'49" EAST 35.36 FEET) TO A 5/8" IRON ROD; SOUTH 00°00'50" EAST 64.00 FEET TO A 5/8" IRON ROD NO THE NORTH LINE OF PARTITION PLAT 2020 - 61; THENCE ALONG SAID NORTH LINE NORTH 89°58'34" EAST 838.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.17 ACRES MORE OR LESS.

ROBERT D. HAMMAN, PLS 64202LS

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 231, EAST PARK ESTATES P.U.D No. 2. AS RECORDED IN VOLUME H49, PAGE ???, MARION COUNTY BOOK OF TOWN PLATS, PARCEL 1 OF PARTITION PLAT 2020-061, MARION COUNTY SURVEY RECORDS 39457 AND 39510, AND THE REMAINING PROPERTY RECORDED IN REEL 4230, PAGE 271, AND REEL 4517, PAGE 110, MARION COUNTY DEED RECORDS INTO LOTS AND STREETS, AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT CASE NUMBERS CPC-ZC-PUD-SUB-ADJ19-08MOD3. THE BASIS OF BEARING IS ALONG THE EAST LINE OF LOT 149 BETWEEN MONUMENTS "A" AND "B" PER EAST PARK ESTATES P.U.D.

THE BOUNDARY WAS ESTABLISHED IN EAST PARK ESTATES P.U.D. MASTER PLAN, USING THE ORIGINAL CONTROL THAT CREATED THE THE PLATS, PARTITIONS AND SURVEYS WERE CHECKED ALONG WITH THE EXISTING MONUMENTS SET IN THE AFOREMENTIONED PLATS AND SURVEYS. THE BASIS OF BEARING WAS HELD ALONG THE SOUTH LINE OF LOT 212 - 224 OF EAST PARK ESTATES NO. 2.

STATE STREET AND CORDON ROAD RIGHT-OF-WAY MONUMENTS WERE RECOVERED AND HELD AS SHOWN FROM MARION COUNTY SURVEY RECORD 36837, AND LABELED C, D, & E. AT POINT D, A PK NAIL WAS RECORDED WITH NO RECORD OF IT BEING SET AND I BELIEVE THAT THE IRON ROD IS PAVED OVER AND STILL THERE.

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.

SUBJECT TO THE MARION COUNTY INFRASTRUCTURE IMPROVEMENT AGREEMENT RECORDED IN REEL 3282, PAGE 365, MARION COUNTY DEED RECORDS; PRIVATE DEVELOPMENT AGREEMENT RECORDED IN REEL 4645, PAGE 494, MARION COUNTY DEED RECORDS.

SUBJECT TO CITY OF SALEM IMPROVEMENT AGREEMENT RECORDED IN REEL 4326, PAGE 201, MARION COUNTY DEED RECORDS; AMENDMENT RECORDED IN REEL 4546, PAGE 453, MARION COUNTY DEED RECORDS; ADDITIONAL AMENDMENT RECORDED IN REEL 4622, PAGE 215, MARION COUNTY DEED RECORDS.

CITY OF SALEM IMPROVEMENT AGREEMENT RECORDED IN REEL 4469, PAGE 473, MARION COUNTY DEED RECORDS.

SUBJECT TO THE PLANNING DECISIONS RECORDED IN REEL 4408, PAGE 134, REEL 4482, PAGE 084, AND REEL 4644, PAGE 374, MARION COUNTY DEED RECORDS.

SUBJECT TO THE SUBORDINATION AGREEMENTS RECORDED IN REEL 4266, PAGE 415, REEL 4308, PAGE 047, REEL 4517, PAGE 110, AND REEL 4648, PAGE 403, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN REEL \_\_\_\_\_, PAGE \_\_\_\_\_ MARION COUNTY DEED RECORDS, PERTAINING TO THE DEED OF TRUST AS RECORDED IN REEL 4266, PAGE 414, MARION COUNTY DEED RECORDS; AN AMENDMENT TO TRUSTEES RECORDED IN REEL 4624, PAGE 268, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN REEL \_\_\_\_\_, PAGE \_\_\_\_\_ MARION COUNTY DEED RECORDS, PERTAINING TO THE DEED OF TRUST AS RECORDED IN REEL 4517, PAGE 110, AND REEL 4648, PAGE 163, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN REEL \_\_\_\_\_, PAGE \_\_\_\_\_ MARION COUNTY DEED RECORDS, PERTAINING TO THE DEED OF TRUST AS RECORDED IN REEL 4648, PAGE 280, MARION COUNTY DEED RECORDS.

AFFIDAVIT OF CONSENT RECORDED IN REEL \_\_\_\_\_, PAGE \_\_\_\_\_ MARION COUNTY DEED RECORDS, PERTAINING TO THE DEED OF TRUST AS RECORDED IN REEL 4648, PAGE 368, MARION COUNTY DEED RECORDS.

SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS DESCRIBED IN REEL 4533, PAGE 394, MARION COUNTY DEED RECORDS AND THE BYLAWS OF THE EAST PARK HOMEOWNERS ASSOCIATION AS DESCRIBED IN REEL 4533, PAGE 395.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2023

EAST PARK ESTATES P.U.D. No. 3  
IN THE SW 1/4 & NW 1/4 OF 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

APPROVALS AND ACCEPTANCE OF DEDICATION

CITY OF SALEM PLANNING ADMINISTRATOR  
SUBDIVISION CASE NUMBERS  
CPC-ZC-PUD-SUB-ADJ19-08MOD3

DATE

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  
MARION COUNTY BOARD OF COMMISSIONERS

DATE

STATE OF OREGON }  
COUNTY OF MARION } S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS  
RECEIVED FOR RECORDING ON THE DAY OF 2023,  
AT O'CLOCK AND RECORDED IN THE MARION COUNTY BOOK OF  
TOWN PLATS, VOLUME , PAGE . IT IS RECORDED IN THE  
MARION COUNTY DEED RECORDS IN REEL , PAGE .  
BILL BURGESS, MARION COUNTY CLERK

BY: DEPUTY COUNTY CLERK

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, 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. No 3. THE ACCESS AND UTILITY EASEMENT GRANTED  
TO THE CITY OF SALEM ON EAST PARK ESTATES P.U.D., VOLUME H48, PAGE 91, MARION COUNTY  
BOOK OF TOWN PLATS, THAT LIE WITHIN THE PUBLIC AND PRIVATE ROADS ESTABLISHED HEREIN  
ARE HEREBY EXTINGUISHED IN COMPLIANCE WITH ORS 92.185. I HEREBY GRANT THE ACCESS,  
UTILITY, PUBLIC UTILITY, STORM, AND SEWER EASEMENTS AND ACKNOWLEDGE THE PLAT NOTES  
SHOWN HEREIN.

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

STATE OF OREGON }  
COUNTY OF } S.S.

ON THIS DAY OF , 2023 , 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:

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS  
EXPIRES: 6-30-2023