

# PROPERTY LINE ADJUSTMENT

A TRACT OF LAND LOCATED IN THE  
NW ONE-QUARTER OF SECTION 11,  
TOWNSHIP 8 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,  
CITY OF SALEM, MARION COUNTY, OREGON  
JANUARY 13, 2023  
FOR: DR HORTON

## LEGEND

- FOUND 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "EMERIO DESIGN" PER MCSR 39475
- 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "EMERIO DESIGN" SET ON
- FOUND MONUMENT AS NOTED IN TABLE FLUSH UNLESS OTHERWISE NOTED

- EXISTING CENTERLINE
- EXISTING BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING EASEMENT
- EXISTING FENCE LINE
- PROLONGATION LINE
- (D) / (R#) REFERENCE NUMBER SEE TABLE (SEE PAGE 2)
- REF'D REFERENCED
- PC POINT OF CURVATURE
- ROW RIGHT OF WAY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- DLC DONATION LAND CLAIM
- DN DOWN
- RR RAILROAD
- AL ALUMINUM
- CL CENTERLINE
- (\*) CALCULATED VALUE FROM NOTED RECORD
- MCSR MARION COUNTY SURVEY RECORDS
- MCBOTP MARION COUNTY BOOK OF TOWN PLATS
- MCDR MARION COUNTY DEED RECORDS

## REFERENCES

- (1) - PLAT OF DICKSON'S ADDITION - V. 14, P. 52 MCBOTP
- (2) - PLAT OF DICKSON'S 2ND ADDITION - V. 17, P. 46 MCBOTP
- (3) - PLAT OF COLBATH-ELSER VIEW HEIGHTS - V. 26, P. 30 MCBOTP
- (4) - PLAT OF GEORGETOWN - V. 34, P. 41 MCBOTP
- (5) - PLAT OF WILDRIDGE - V. 35, P. 40 MCBOTP
- (6) - PLAT OF R.M. TONE - V. 15, P. 48 MCBOTP
- (7) - MCSR 33912
- (8) - MCSR 18931
- (9) - MCSR 29688
- (10) - MCSR 23793

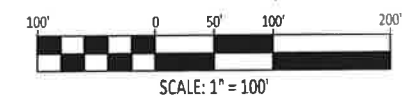
- (D) - VESTING DEED - REEL 1329, PAGE 308 MCDR  
(D2) - DEDICATION TO CITY - REEL 1228, PAGE 121 MCDR

## BOUNDARY NOTES

- 1 - CONCRETE WALL 0.2' NORTH OF NORTH LINE
- 2 - WOOD WALL 0.4' NORTH OF NORTH LINE
- 3 - BLOCK WALL 0.7' NORTH OF NORTH LINE
- 4 - WOOD WALL 0.3' NORTH OF NORTH LINE
- 5 - WOOD FENCE ON LINE
- 6 - WOOD FENCE 0.9' NORTH OF NORTH LINE
- 7 - WIRE FENCE ON LINE
- 8 - WIRE FENCE CROSSES WEST LINE
- 9 - WIRE FENCE 3' +/- WEST OF WEST LINE (WEIGHTED DOWN IN HEAVY BRUSH)

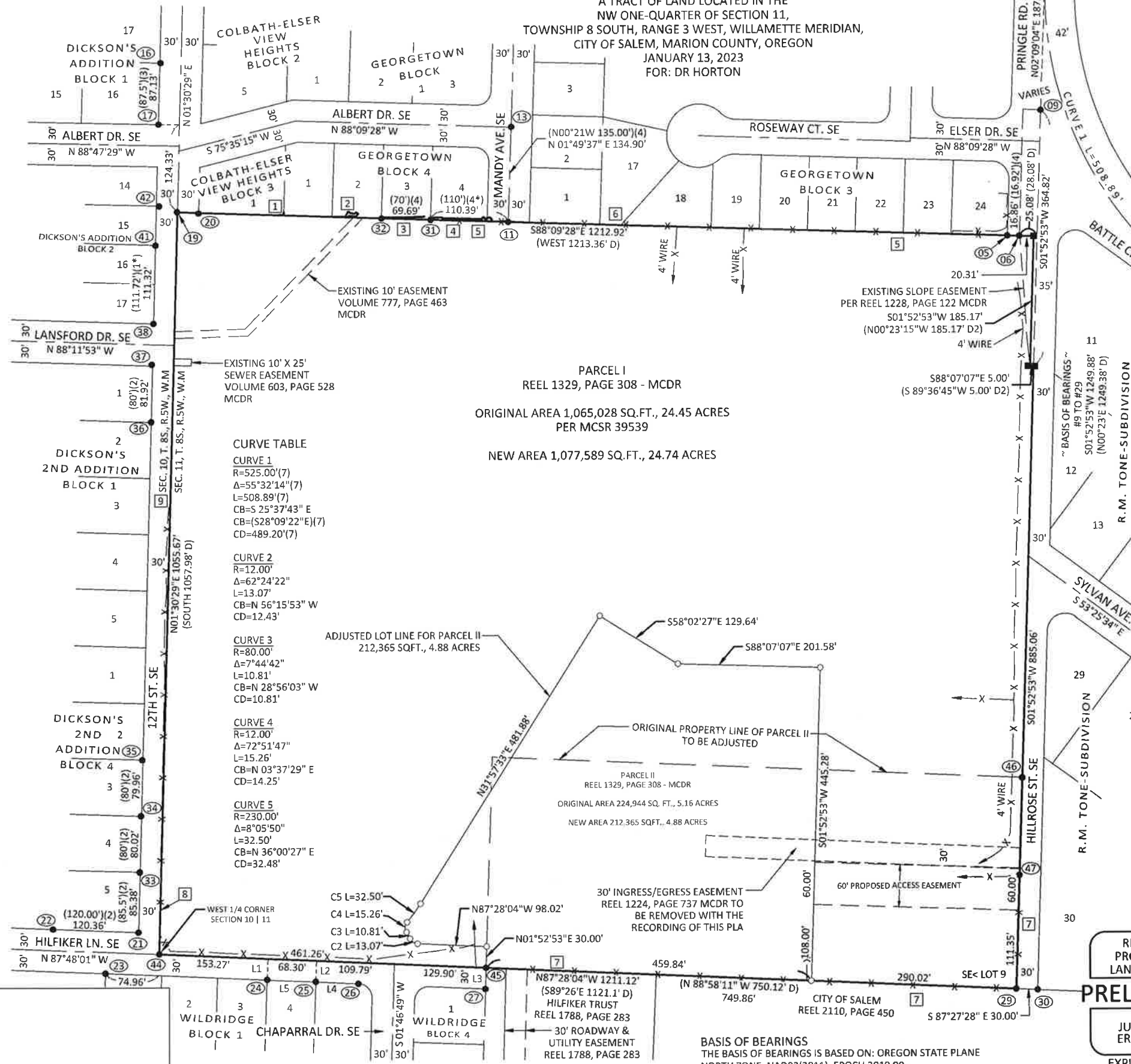
## LINE TABLE

- L1 - N 02°31'56" E 29.69' (30.00')(5)  
L2 - N 02°31'56" E 29.77' (30.00')(5)  
L3 - N 01°43'32" E 30.00' (500'09" E 30.00' R5)  
L4 - S 87°28'04" E 60.18' (589'20" E 60.29' R5)  
L5 - S 87°28'04" E 68.30' (589'20" E 68.01' R5)



**EMERIO**  
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## CURVE TABLE

**CURVE 1**  
R=525.00'(7)  
Δ=55°32'14"(7)  
L=508.89'(7)  
CB=S 25°37'43" E  
CB=(S28°09'22"E)(7)  
CD=489.20'(7)

**CURVE 2**  
R=12.00'  
Δ=62°24'22"  
L=13.07'  
CB=N 56°15'53" W  
CD=12.43'

**CURVE 3**  
R=80.00'  
Δ=7°44'42"  
L=10.81'  
CB=N 28°56'03" W  
CD=10.81'

**CURVE 4**  
R=12.00'  
Δ=72°51'47"  
L=15.26'  
CB=N 03°37'29" E  
CD=14.25'

**CURVE 5**  
R=230.00'  
Δ=8°05'50"  
L=32.50'  
CB=N 36°00'27" E  
CD=32.48'

ADJUSTED LOT LINE FOR PARCEL II  
212,365 SQ.FT., 4.88 ACRES

ORIGINAL PROPERTY LINE OF PARCEL II  
TO BE ADJUSTED

PARCEL II  
REEL 1329, PAGE 308 - MCDR  
ORIGINAL AREA 224,944 SQ. FT., 5.16 ACRES  
NEW AREA 212,365 SQ.FT., 4.88 ACRES

30' INGRESS/EGRESS EASEMENT  
REEL 1224, PAGE 737 MCDR TO  
BE REMOVED WITH THE  
RECORDING OF THIS PLA

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS IS BASED ON: OREGON STATE PLANE  
NORTH ZONE, NAD83(2011), EPOCH 2010.00.  
BEING S 01°52'53" W BETWEEN MONUMENTS #9 AND #29.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**PRELIMINARY**

OREGON  
JULY 12, 2005  
ERIC D. LYNCH  
56544

EXPIRES 12-31-24

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A TRACT OF LAND LOCATED IN THE  
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NARRATIVE  
THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON LINES OF THOSE  
PROPERTIES DESCRIBED AS PARCEL I AND II IN THAT DEED RECORDED IN  
REEL 1329, PAGE 308, MARION COUNTY DEED RECORDS, AS DIRECTED BY  
THE CLIENT, IN ANTICIPATION OF A FUTURE SUBDIVISION.

THIS PLAT IS SUBJECT TO THE CITY OF SALEM CONDITIONS OF APPROVAL  
CASE NUMBER PLA23-\_\_\_\_\_.

THE BOUNDARY LINES ARE HELD PER EMERIO DESIGN'S PREVIOUSLY  
RECORDED RECORD OF SURVEY 39539, MARION COUNTY SURVEY RECORDS.

NOTE:  
MONUMENT #44 WAS SET BY THE COUNTY SURVEYOR PER THEIR  
DETERMINATION AND WILL BE REPLACED WITH A PERMANENT MONUMENT  
WHEN THE ANTICIPATED SUBDIVISION STREET CONSTRUCTION IS  
COMPLETED. FINAL PAVING AND THE PLACEMENT OF A MONUMENT BOX  
WILL BE COORDINATED WITH THE MARION COUNTY SURVEYOR.

NOTES  
1. FENCES NOT RELATED TO POSSIBLE LINES OF POSSESSION EXIST BUT  
ARE NOT DEPICTED.  
2. NO FENCES OR WALLS ENCROACH ONTO THE SUBJECT PROPERTY  
FROM ANY ADJOINING PROPERTIES.  
3. FENCES LOCATED ON THE SUBJECT PROPERTY DO NOT ENCROACH  
ONTO ANY ADJOINING PROPERTIES AND ARE TO BE REMOVED DURING  
FUTURE DEVELOPMENT.

#	MONUMENT TABLE
05	FOUND 1/2" IRON PIPE DN 0.3' PER (4) N88°09'28"W, 0.14' FROM RIGHT OF WAY LINE
06	FOUND 1/2" IRON PIPE REF'D IN (4) N88°09'28"W, 0.23' FROM DEDICATION LINE
08	FOUND 2" AL DISK W/ PUNCH MARKED "CITY OF SALEM" PER (7) HELD FOR PT OF CURVE
09	FOUND 1-1/2" IRON PIPE DN 0.5' SW CORNER DLC 41 HELD FOR CL
10	FOUND 2" AL DISK W/ PUNCH MARKED "CITY OF SALEM" PER (7) HELD FOR PC OF CURVE
11	FOUND 1/2" IRON ROD PER (4) S01°49'37"W, 0.13' FROM BOUNDARY HELD FOR CENTERLINE
13	FOUND RR SPIKE BENT NE - DN 0.2' PER (9)
16	FOUND 1/2" IRON PIPE BENT SE - DN 0.7' PER (1) S88°29'31"E, 0.72' FROM RIGHT OF WAY
17	FOUND 1/2" IRON PIPE UP 0.3' PER (1) HELD FOR WESTERLY RIGHT OF WAY
19	FOUND 1" IRON PIPE BENT NW - DN 0.2' PER (8) N56°27'37"W, 0.79' FROM NW CORNER
20	FOUND 1" IRON PIPE DN 0.2' PER (3) S25°46'33"W, 0.82' FROM RIGHT OF WAY AT BOUNDARY

21	FOUND 1" IRON PIPE DN 0.3' PER (2) N88°29'31"W, 0.21' FROM RIGHT OF WAY
22	FOUND 1" IRON PIPE BENT, BROKEN UP 0.1' PER (2) ON RIGHT OF WAY LINE
23	FOUND 2" IRON PIPE DN 0.1' PER (10) ON RIGHT OF WAY LINE
24	FOUND 1/2" IRON PIPE UP 0.3' PER (5) N02°31'56"E, 0.31' FROM RIGHT OF WAY
25	FOUND 1/2" IRON PIPE DN 0.4' PER (5) N02°31'56"E, 0.23' FROM RIGHT OF WAY
26	FOUND 5/8" IRON ROD - DN 0.4' PER (5) ON RIGHT OF WAY LINE
27	FOUND 5/8" IRON ROD DN 0.4' PER (5) ON RIGHT OF WAY LINE
29	FOUND 1" IRON PIPE DN 0.4' PER MCSR 6237 HELD FOR SE CORNER
30	FOUND BOLT UP 0.5' NO RECORD
31	FOUND 1/2" IRON PIPE PER (4) S01°50'32"W, 0.05' FROM BOUNDARY
32	FOUND 1/2" IRON PIPE PER (4) S01°50'32"W, 0.06' FROM BOUNDARY
33	FOUND 1" IRON PIPE DN 1.0' PER (2) N88°29'31"W, 0.38' FROM RIGHT OF WAY

34	FOUND 1" IRON PIPE DN 0.5' PER (2) N88°29'31"W, 0.67' FROM RIGHT OF WAY
35	FOUND 1/2" IRON PIPE DN 0.3' PER (2) N88°29'31"W, 0.81' FROM RIGHT OF WAY
36	FOUND 1/4" IRON ROD DN 0.5' NO RECORD S88°29'31"E, 0.08' FROM RIGHT OF WAY
37	FOUND 1/4" IRON ROD DN 1.0' NO RECORD 1.61' NORTH AND 0.89' WEST OF RIGHT OF WAY LINES
38	FOUND 1/2" IRON PIPE DN 1.0' PER (1) S88°29'31"E, 0.03' FROM RIGHT OF WAY
41	FOUND 1/4" IRON ROD DN 1.0' NO RECORD S88°29'31"E, 0.15' FROM RIGHT OF WAY
42	FOUND RR SPIKE NO RECORD S88°29'31"E, 3.75' FROM RIGHT OF WAY NOT USED
44	FOUND YPC MARKED "MARION COUNTY SURVEYOR" HELD FOR SW CORNER PER MCSR 39415
45	FOUND 5/8" IRON ROD DN 0.3' HELD EAST / WEST, 0.03' NORTH OF BOUNDARY LINE PER MCSR 33941
46	FOUND YPC UNREADABLE FALLS S58°11'53"W 0.04' FROM PARCEL 2 CORNER PER (5)
47	FOUND 1/2" IRON PIPE FALLS N88°07'07"W 0.22' WEST OF BOUNDARY LINE NO RECORD

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