

FAIRVIEW ADDITION WEST PHASE 4

A REPLAT OF A PORTION OF PARCEL 1 OF P.P. 2018-074
 IN THE SE & SW 1/4 OF SECTION 2 AND THE NE & NW 1/4 OF SECTION 11, T.8S., R.3.W., W.M.
 CITY OF SALEM, MARION COUNTY, OREGON

DATE: DECEMBER 02, 2022



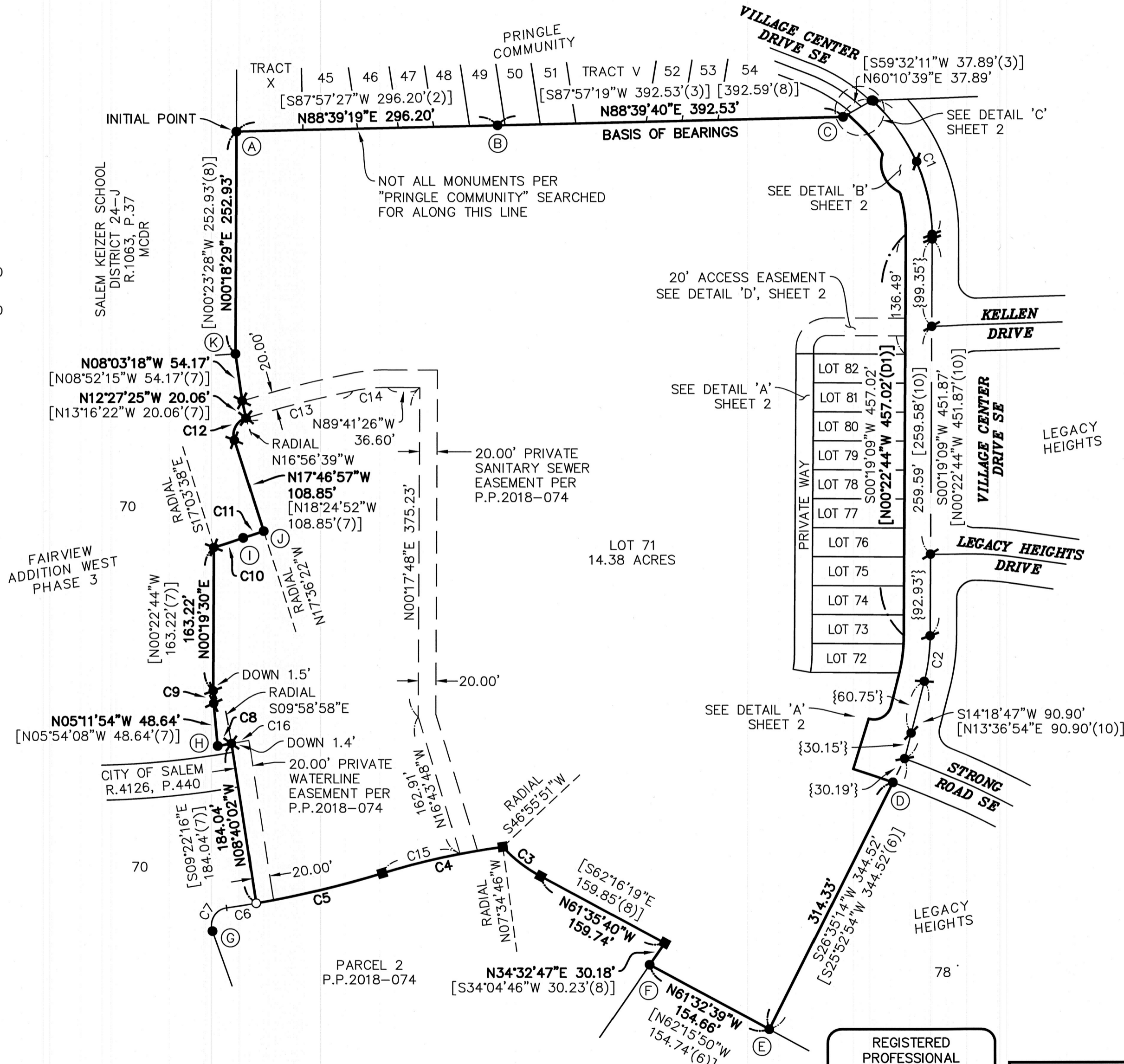
LEGEND

- FOUND MONUMENT AS NOTED HELD UNLESS NOTED OTHERWISE
- ⊙ FOUND 5/8"x30" IR WAL MARKED "WILSON PLS 2687" PER (10)
- ⊗ FOUND 5/8"x30" IR WYPC MARKED "WILSON PLS 2687" PER (7)
- FOUND 5/8"x30" IR WYPC MARKED "WILSON PLS 2687" PER (8)
- SET 5/8"x30" IR WYPC MARKED "HOWELL LS 91569"

- [DATA(#)] RECORD DATA & REFERENCE
 {DATA} RECORD & MEASURED PER (10)
 IR IRON ROD
 CP COPPER PLUG
 WYPC WITH YELLOW PLASTIC CAP
 WAL WITH ALUMINUM CAP
 SF SQUARE FEET
 P.P. PARTITION PLAT
 P.U.E. PUBLIC UTILITY EASEMENT
 B.O.T.P. BOOK OF TOWN PLATS
 (A) MONUMENT REFERENCE
 MCDR MARION COUNTY DEED RECORDS
 R., P. REEL, PAGE
 O.U. ORIGIN UNKNOWN

SURVEY/DEED REFERENCES

- NOTE: ALL REFERENCES ARE FROM MARION COUNTY RECORDS
- (1) MCSR 32985
 - (2) MCSR 36555
 - (3) MCSR 36959
 - (4) MCSR 37735
 - (5) MCSR 38405
 - (6) MCSR 38420
 - (7) P.P. 2015-029
 - (8) P.P. 2018-074
 - (9) P.P. 2022-050
 - (10) LEGACY HEIGHTS VOLUME H48, PAGE 90, B.O.T.P.
 - (D1) REEL 4423, PAGE 276, MCDR



SHEET INDEX

- SHEET 1 - OVERALL PLAT LAYOUT, MONUMENT DESCRIPTIONS, SURVEY/DEED REFERENCES, LEGEND
- SHEET 2 - DETAILS 'A', 'B', 'C' AND 'D'
- SHEET 3 - CURVE TABLES
- SHEET 4 - APPROVALS, DECLARATION, ACKNOWLEDGEMENT, NOTES, NARRATIVE, SURVEYOR'S CERTIFICATE

MONUMENT DESCRIPTIONS

- NOTE: WITHIN 0.2' OF SURFACE UNLESS NOTED OTHERWISE
- A IR 5/8" WYPC MARKED "W&H PACIFIC" (2)
 - B IR 5/8" WYPC MARKED "W&H PACIFIC" (2)
 - C IR 5/8" WYPC MARKED "W&H PACIFIC" (3)
 - D CP 1-1/8" MARKED "WILSON PLS 2687" (10)
 - E IR 5/8" WYPC MARKED "WILSON PLS 2687" (6)
 - F IR 5/8" WYPC "ILLEGIBLE" (4)
 - G IR 5/8" (7)
 - H IR 5/8" WYPC MARKED "WILSON PLS 2687" (7) BENT, TIED SPIN HOLE, DOWN 0.5'
 - I IR 5/8" WYPC "PUNCHED THROUGH" (7) BENT, TIED SPIN HOLE
 - J IR 5/8" WYPC "PUNCHED THROUGH", DOWN 0.5' (7)
 - K IR 5/8" WYPC MARKED "LOREN F JAY PLS 2293" (1) DOWN 0.4'
 - L IR 5/8" WYPC MARKED "WILSON PLS 2687", O.U. SHOWN AS CALCULATED POSITION PER (9)
 - M IR 5/8" WYPC MARKED "W&H PACIFIC" (3)
 - N IR 5/8" WYPC MARKED "WILSON PLS 2687" (5)
 - O IR 5/8", LEANING NORTHEASTERLY, TIED TOP (5) BEARS N31°26'40"E, 0.22' FROM CORNER

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 SEPTEMBER 12, 2017
 STEVEN LEE HOWELL
 91569
 RENEWS: 6-30-2025

SURVEYED FOR: OLSEN DESIGN & DEVELOPMENT

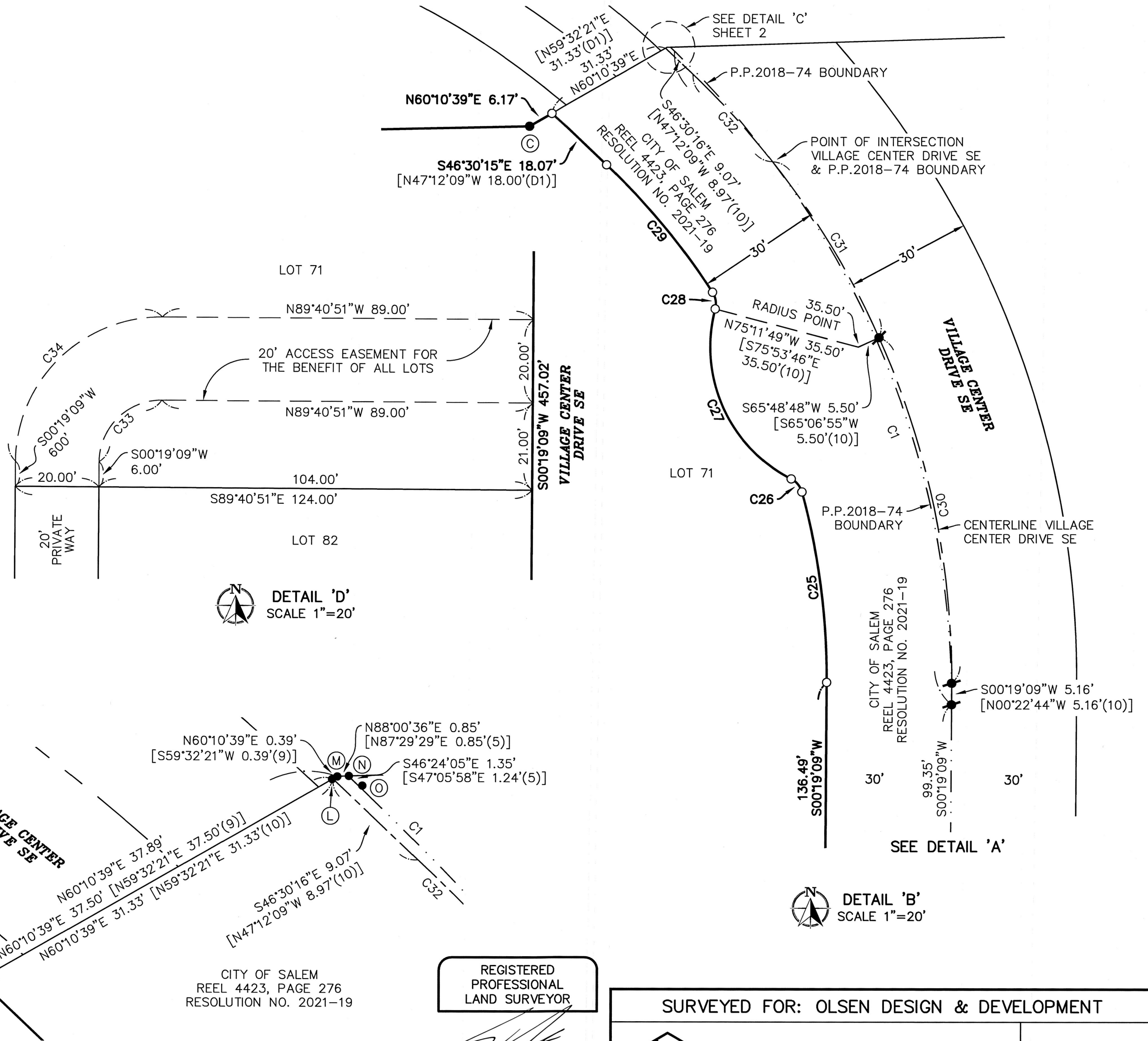
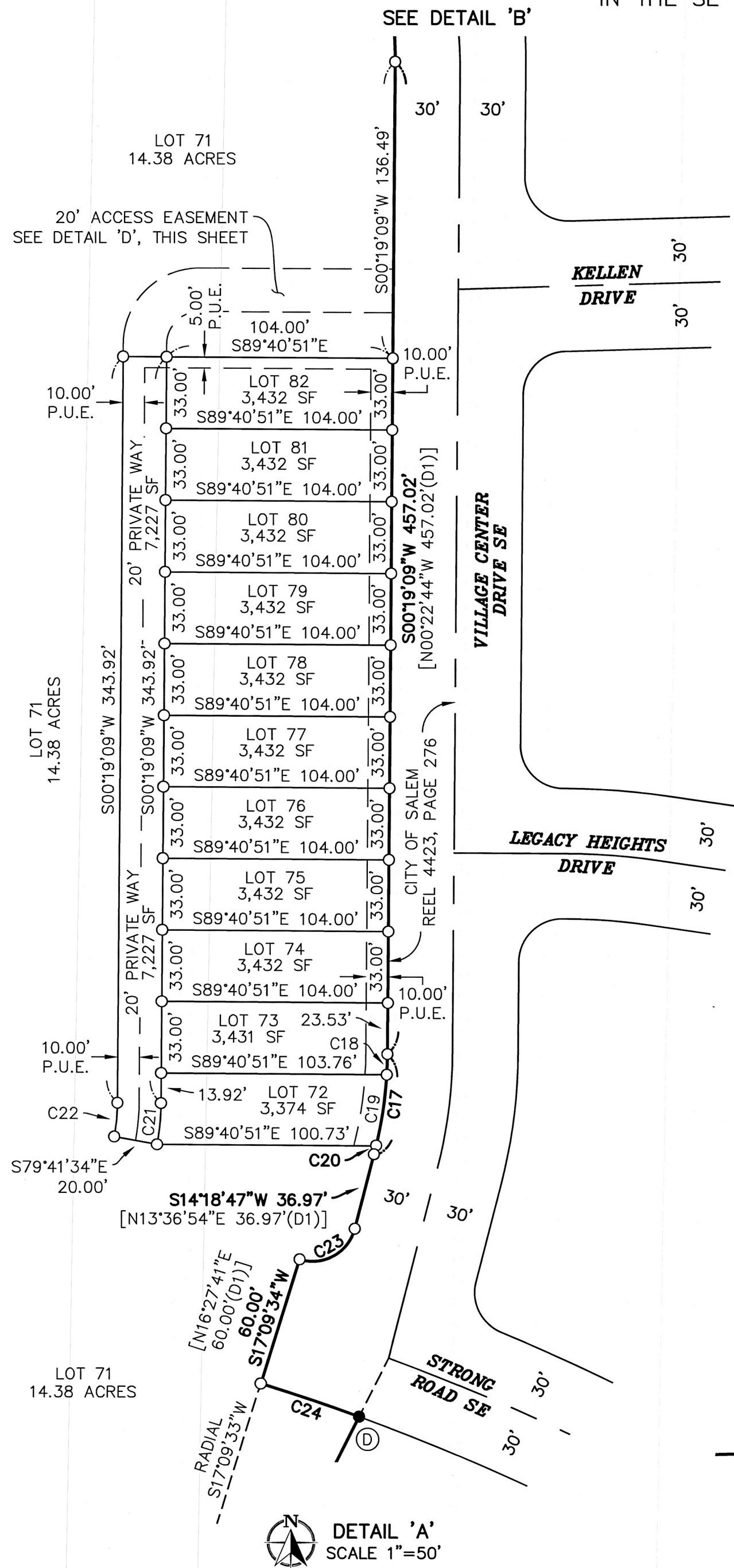
FFN SURVEYING
 7230 3rd Street SE #145, Turner, OR 97392
 P: (503) 558-3330 E: info@ffnsurveying.com

JOB NO. 22-389
 SHEET 1/4

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 CITY OF SALEM, MARION COUNTY, OREGON

DATE: DECEMBER 02, 2022



REGISTERED
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LAND SURVEYOR

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FFN SURVEYING	JOB NO. 22-389
7230 3rd Street SE #145, Turner, OR 97392 P: (503) 558-3330 E: info@ffnsurveying.com	
SHEET 2/4	

FAIRVIEW ADDITION WEST PHASE 4

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CITY OF SALEM, MARION COUNTY, OREGON

DATE: DECEMBER 02, 2022

SHEET 1 CURVE DATA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1	175.32'	215.00'	46°43'14"	S23°02'28"E	170.50'
C2	52.51'	215.00'	13°59'38"	S07°18'58"W	52.38'
C3	54.97'	170.00'	18°31'31"	N52°19'55"W	54.73'
C4	140.10'	846.00'	9°29'18"	S77°40'35"W	139.94'
C5	147.27'	1154.00'	7°18'43"	S76°35'18"W	147.17'
C6	34.00'	1154.00'	1°41'17"	S81°05'18"W	34.00'
C7	35.45'	20.00'	101°34'04"	S31°08'54"W	30.99'
C8	15.97'	970.00'	0°56'35"	S80°29'19"W	15.97'
C9	14.46'	150.00'	5°31'24"	N02°26'12"W	14.45'
C10	35.09'	1212.50'	1°39'30"	N72°06'37"E	35.09'
C11	24.43'	1258.00'	1°06'46"	N71°50'15"E	24.43'
C12	31.71'	20.00'	90°50'18"	N27°38'12"E	28.49'
C13	125.00'	1387.00'	5°09'49"	S75°41'37"W	124.95'
C14	39.91'	190.00'	12°02'02"	S84°17'33"W	39.83'
C15	90.86'	846.00'	6°09'13"	S76°00'33"W	90.82'
C16	20.01'	970.00'	1°10'55"	S79°25'34"W	20.01'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C1 (10)	175.32'	215.00'	46°43'14"	N23°44'21"W	170.50'
C2 (10)	52.51'	215.00'	13°59'38"	N06°37'05"E	52.38'
C3 (8)	54.92'	170.00'	18°30'42"	S53°00'58"E	54.69'
C4 (8)	140.10'	846.00'	09°29'18"	S76°57'18"W	139.94'
C5 (8)	147.27'	1154.00'	07°18'43"	N75°52'01"E	147.17'
C6 (7)	34.00'	1154.00'	01°41'17"	N80°22'01"E	34.00'
C7 (7)	35.45'	20.00'	101°34'04"	N30°25'38"E	30.99'
C8 (7)	15.97'	970.00'	00°56'35"	S79°47'05"W	15.97'
C9 (7)	14.46'	150.00'	05°31'24"	N03°08'26"W	14.45'
C10 (7)	35.09'	1212.50'	01°39'30"	N71°18'06"E	35.09'
C11 (7)	24.43'	1258.00'	01°06'46"	N71°01'45"E	24.43'
C12 (7)	31.71'	20.00'	90°50'18"	N27°00'17"E	28.49'
C13 (8)	---	1387.00'	---	---	---
C14 (8)	39.91'	190.00'	12°02'02"	S83°36'15"W	39.83'
C15 (8)	90.86'	846.00'	06°09'12"	S75°17'15"W	90.81'
C16 (8)	20.01'	970.00'	01°10'55"	N78°43'20"E	20.01'

SHEET 2, DETAIL 'A', CURVE DATA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C17	45.18'	185.00'	13°59'38"	S07°18'58"W	45.07'
C18	9.46'	185.00'	2°55'49"	S01°47'03"W	9.46'
C19	33.38'	185.00'	10°20'14"	S08°25'05"W	33.33'
C20	2.34'	185.00'	0°43'35"	S13°56'59"W	2.34'
C21	19.18'	110.00'	9°59'17"	S05°18'47"W	19.15'
C22	15.69'	90.00'	9°59'17"	S05°18'47"W	15.67'
C23	32.41'	20.00'	92°50'47"	S60°44'10"W	28.98'
C24	47.69'	970.00'	2°49'02"	S71°25'56"E	47.69'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C17 (D1)	45.18'	185.00'	---	N06°37'05"E	45.07'
C23 (D1)	32.41'	20.00'	---	N60°02'17"E	28.98'
C24 (D1)	47.69'	970.00'	---	N72°07'49"W	47.69'

SHEET 2, DETAIL 'D', CURVE DATA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C33	23.56'	15.00'	90°00'00"	S45°19'09"W	21.21'
C34	54.98'	35.00'	90°00'00"	S45°19'09"W	49.50'

SHEET 2, DETAIL 'B', CURVE DATA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C25	46.35'	170.00'	15°37'19"	N07°29'31"W	46.21'
C26	4.18'	5.00'	47°52'21"	N39°14'21"W	4.06'
C27	48.31'	35.50'	77°58'39"	S24°11'12"E	44.67'
C28	4.18'	5.00'	47°52'21"	N09°08'03"W	4.06'
C29	39.86'	170.00'	13°26'02"	N39°47'14"W	39.77'
C30	85.54'	200.00'	24°30'21"	N11°56'02"W	84.89'
C31	49.48'	200.00'	14°10'35"	N31°16'30"W	49.36'
C32	28.42'	200.00'	8°08'29"	N42°26'02"W	28.39'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LEN.
C25 (D1)	46.35'	170.00'	---	N08°11'24"W	46.21'
C26 (D1)	4.18'	5.00'	---	N39°56'14"W	4.06'
C27 (D1)	48.31'	35.50'	---	N24°53'05"W	44.67'
C28 (D1)	4.18'	5.00'	---	N09°49'56"W	4.06'
C29 (D1)	39.86'	170.00'	---	N40°29'08"W	39.77'
C30 (10)	85.54'	200.00'	24°30'21"	N12°37'55"W	84.89'
C31 (10)	49.49'	200.00'	14°10'35"	N31°58'23"W	49.36'
C32 (10)	28.42'	200.00'	08°08'29"	N43°07'55"W	28.39'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven Lee Howell
OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWS: 6-30-2025

SURVEYED FOR: OLSEN DESIGN & DEVELOPMENT



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CITY OF SALEM, MARION COUNTY, OREGON

DATE: DECEMBER 02, 2022

APPROVALS

Byrce Bishop on behalf of Lion Andrew Ogilvie 6/16/2023
PLANNING ADMINISTRATOR, CITY OF SALEM DATE
CASE NUMBER FRP-PAR-SUB14-01MOD1

Paul M. Lull 6/15/2023
CITY OF SALEM SURVEYOR DATE

MARION COUNTY ASSESSOR DATE

TAXES AND ASSESSMENTS ON THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AS PROVIDED BY ORS 92.095, HAVE BEEN PAID IN FULL THROUGH _____

MARION COUNTY TAX COLLECTOR DATE

MARION COUNTY BOARD OF COMMISSIONERS DATE
CHAIRPERSON OR VICE-CHAIRPERSON

STATE OF OREGON }
COUNTY OF MARION } SS

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORDING ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M., AND RECORDED IN VOLUME _____, PAGE _____, MARION COUNTY BOOK OF TOWN PLATS. IT IS FURTHER RECORDED IN MARION COUNTY DEED RECORDS IN REEL _____ AT PAGE _____.

BILL BURGESS, MARION COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

PLAT NOTES

THIS SUBDIVISION PLAT IS SUBJECT TO THE FOLLOWING:

- 1) CONDITIONS OF APPROVAL PER CITY OF SALEM CASE NUMBER FRP-PAR-SUB14-01MOD1.
- 2) THE PRIVATE WAY SHOWN HEREON IS FOR THE USE AND BENEFIT OF ALL LOTS CREATED IN THIS PLAT AND THOSE LOTS IN FAIRVIEW ADDITION WEST, FAIRVIEW ADDITION WEST PHASE 2 AND FAIRVIEW ADDITION WEST PHASE 3 AS WELL AS FOR THE USE AND BENEFIT OF THE HOME OWNER'S ASSOCIATION FOR FAIRVIEW ADDITION WEST. SAID ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PRIVATE STREET.
- 3) PRIVATE USE AREAS, PRIVATE WAYS AND PRIVATE STREETS CREATED IN FAIRVIEW ADDITION WEST, FAIRVIEW ADDITION WEST PHASE 2 AND FAIRVIEW ADDITION WEST PHASE 3 ARE FOR THE USE AND BENEFIT OF ALL LOTS IN FAIRVIEW ADDITION WEST, FAIRVIEW ADDITION WEST PHASE 2, FAIRVIEW ADDITION WEST PHASE 3, FAIRVIEW ADDITION WEST PHASE 4 AND FOR THE USE AND BENEFIT OF THE HOME OWNER'S ASSOCIATION FOR FAIRVIEW ADDITION WEST.
- 4) AN INFRASTRUCTURE AGREEMENT RECORDED IN REEL 2540, PAGE 426, MARION COUNTY DEED RECORDS, AND AMENDED BY THOSE INSTRUMENTS RECORDED IN REEL 3250, PAGE 279, REEL 3309, PAGE 210 AND REEL 3628, PAGE 424, MARION COUNTY DEED RECORDS, AFFECTS THIS PLAT.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT FAIRVIEW ADDITION, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND HAS CAUSED THIS SUBDIVISION PLAT TO BE PREPARED AND THE LAND TO BE PLATTED INTO LOTS AND A PRIVATE WAY AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, AND HEREBY GRANTS ALL EASEMENTS AS SHOWN OR NOTED HEREON. WE HEREBY ACKNOWLEDGE THE PLAT NOTES SHOWN ON THIS SHEET.

[Signature]
ERIC OLSEN, MEMBER
FAIRVIEW ADDITION, LLC

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF Marion } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 08 2023
BY ERIC OLSEN, MEMBER, FAIRVIEW ADDITION, LLC

Melissa Kay Juarez
NOTARY SIGNATURE
Melissa Kay Juarez
NOTARY PUBLIC - OREGON (PRINTED)

COMMISSION NO. 1012218

MY COMMISSION EXPIRES: May 09, 2025

PLAT NOTES CONTINUED

- 5) A CONSTRUCTION DEFERRAL AGREEMENT RECORDED IN REEL 3690, PAGE 288, MARION COUNTY DEED RECORDS, AND AMENDED BY REEL 3704, PAGE 292, MARION COUNTY DEED RECORDS, AFFECTS THIS PLAT.
- 6) AN IMPROVEMENT AGREEMENT RECORDED IN REEL 3690, PAGE 289, MARION COUNTY DEED RECORDS, AFFECTS THIS PLAT.
- 7) A WATER RIGHT CONVEYANCE AGREEMENT RECORDED IN REEL 4645, PAGE 285, MARION COUNTY DEED RECORDS, AFFECTS THIS PLAT.
- 8) AN IMPROVEMENT AGREEMENT RECORDED IN REEL 4660, PAGE 137, MARION COUNTY DEED RECORDS, AFFECTS THIS PLAT.
- 9) RESTRICTIVE COVENANTS RECORDED IN REEL 2170 PAGE 69, AMENDED BY REEL 2361, PAGE 109 AND REEL 2985, PAGE 84, MARION COUNTY DEED RECORDS, AFFECTS THIS PLAT.
- 10) AN ORDER APPROVING FORMATION OF SUSTAINABLE FAIRVIEW DISTRICT RECORDED IN REEL 2552, PAGE 4, MARION COUNTY DEED RECORDS, AFFECTS THIS PLAT.
- 11) PLANNING DECISIONS RECORDED IN REEL 3694, PAGE 53 AND REEL 4108, PAGE 58, MARION COUNTY DEED RECORDS, AFFECTS THIS PLAT.
- 12) A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "FAIRVIEW ADDITION WEST (REFERRED TO AS "FAIRVIEW ADDITION" IN SAID DECLARATION), PERTAINING TO PREVIOUS PHASES OF THIS SUBDIVISION WAS RECORDED IN REEL 3770, PAGE 83 AND WAS AMENDED BY REEL 3783, PAGE 119, REEL 3951, PAGE 113 AND REEL 4072, PAGE 236, MARION COUNTY DEED RECORDS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT PARCEL 1 OF PARTITION PLAT 2018-074, MARION COUNTY PLAT RECORDS, EXCEPT THAT PORTION CONVEYED TO THE CITY OF SALEM BY WARRANTY DEED RECORDED DECEMBER 16, 2020 AS REEL 4423, PAGE 276, AND DEDICATED AS PUBLIC RIGHT OF WAY BY RESOLUTION NO. 2021-19 RECORDED JUNE 3, 2021 AS REEL 4497, PAGE 174, MARION COUNTY DEED RECORDS, INTO 12 LOTS AND A PRIVATE WAY AS SHOWN, PER CITY OF SALEM CASE NUMBER FRP-PAR-SUB14-01MOD1.

MY BASIS OF BEARINGS IS ALONG A PORTION OF THE NORTH LINE OF SUBJECT PROPERTY, FOR WHICH I HELD THE BEARING PER THE OREGON COORDINATE REFERENCE SYSTEM 'SALEM' ZONE BETWEEN MONUMENTS 'B' AND 'C'.

THE OUTER BOUNDARY OF PARCEL 1 OF SAID PARTITION PLAT 2018-074 WAS RESOLVED BY HOLDING FOUND MONUMENTS AS SHOWN, ALONG WITH RECORD GEOMETRY, PER (7), (8) AND (10).

THE WEST LINE OF VILLAGE CENTER DRIVE WAS RESOLVED BY HOLDING RECORD GEOMETRY PER (D1).

SURVEYOR'S CERTIFICATE

I, STEVEN L. HOWELL, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED SUBDIVISION PLAT, IN THE SOUTHEAST AND SOUTHWEST ONE-QUARTER OF SECTION 2 AND THE NORTHEAST AND NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, THE BOUNDARIES OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARTITION PLAT 2018-074, MARION COUNTY PLAT RECORDS. THE INITIAL POINT OF SAID PARCEL 1 BEING A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "W&H PACIFIC" AT THE NORTHWEST CORNER OF SAID PARCEL 1.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SALEM BY WARRANTY DEED RECORDED DECEMBER 16, 2020 AS REEL 4423, PAGE 276, AND DEDICATED AS PUBLIC RIGHT OF WAY BY RESOLUTION NO. 2021-19 RECORDED JUNE 3, 2021 AS REEL 4497, PAGE 174, MARION COUNTY DEED RECORDS.

CONTAINING 15.41 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWS: 6-30-2025

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