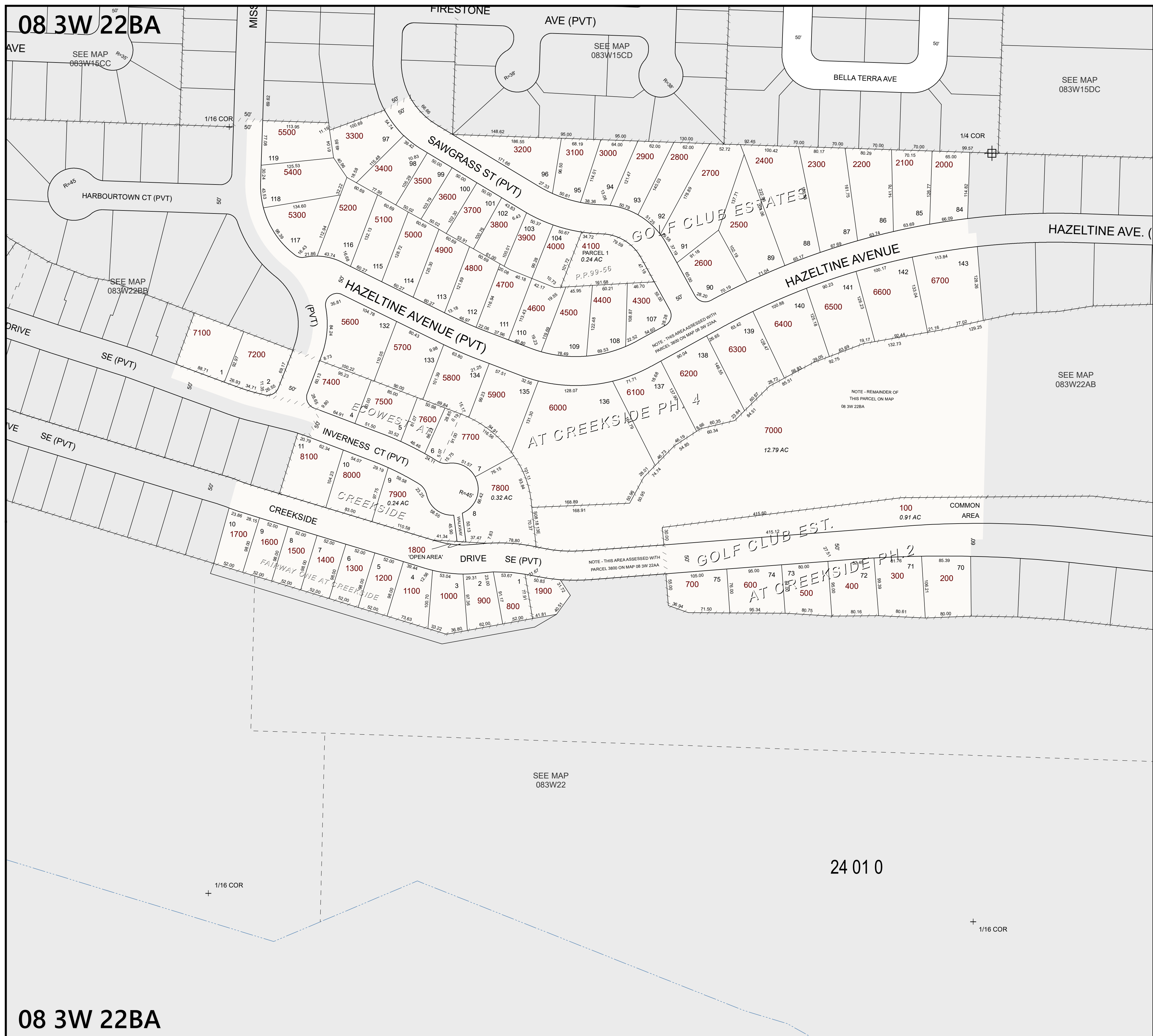
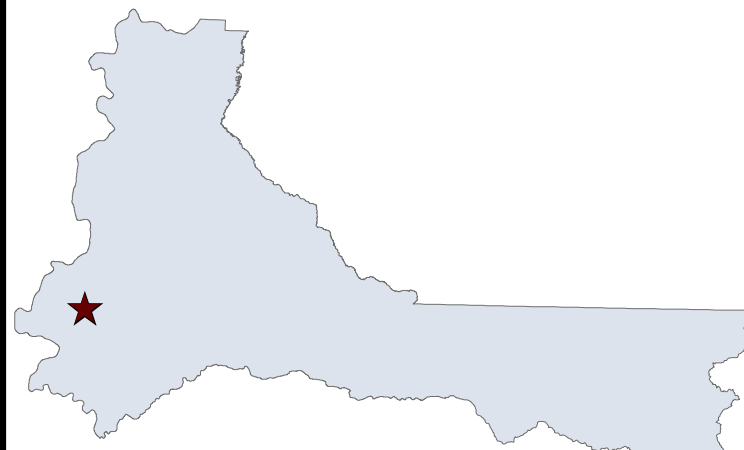


08 3W 22BA



08 3W 22BA

08 3W 22BA
SALEM



MARION COUNTY, OREGON
NE1/4 NW1/4 SEC22 T8S R3W W.M.
SCALE 1" = 100'

LEGEND

LINE TYPES

- | | |
|--------------------------|-----------------------|
| Taxlot Boundary | Historical Boundary |
| Road Right-of-Way | Easement |
| Railroad Right-of-Way | Railroad Centerline |
| Private Road ROW | Taxcode Line |
| Subdivision/Plat Bndry | Map Boundary |
| Waterline - Taxlot Bndry | Waterline - Non Bndry |

CORNER TYPES

- | | |
|-----------------------|------------------|
| + 1/16TH Section Cor. | 1/4 Section Cor. |
| ⊙ DLC Corner | Section Corner |

NUMBERS

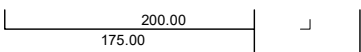
Tax Code Number
00 00 0

Acreage
0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

4200
6800
6900
7300

DISCLAIMER: THIS MAP WAS PREPARED
FOR ASSESSMENT PURPOSES ONLY



Assessors Office
Cartography Dept

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us

PLOT DATE: 10/16/2020

SALEM
08 3W 22BA

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE COMPANY OF OREGON

GRANTOR'S NAME
National Golf Operating Partnership, L.P., a Delaware
Limited Partnership

REEL PAGE
1906 396

GRANTEE'S NAME
Creekside Golf Course, L.L.C.

SEND TAX STATEMENTS TO:
Creekside Golf Course, L.L.C.

AFTER RECORDING RETURN TO:
Creekside Golf Course, L.L.C.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

National Golf Operating Partnership, L.P., a Delaware Limited Partnership, Grantor, conveys and warrants to
Creekside Golf Course, L.L.C., an Oregon limited liability company, Grantee, the following described real property, free
and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon,
SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

Subject to and excepting:

See Exhibit Two attached hereto and made a part hereof

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$4,300,000.00 (See ORS 93.030)

DATED: February 21, 2002

National Golf Operating Partnership, L.P., a Delaware
Limited Partnership

By: National Golf Properties, Inc., a Maryland
corporation, General Partner

By: Paul Major
Its: Executive Vice President

STATE OF CALIFORNIA
COUNTY OF _____

This instrument was acknowledged before me on

by _____
as _____
of _____

NOTARY PUBLIC FOR CALIFORNIA
MY COMMISSION EXPIRES: _____

See Attached loose certificate

Fidelity National Title 10/10/07

FEB 22 2002

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

} ss.

On February 21, 2002, before me, Sylvia Adams, Notary Public

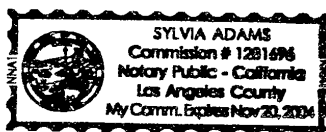
Date

Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared Paul Major

Name(s) of Signer(s)

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: February 21, 2002 Number of Pages: 7

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: Paul Major

- ☐ Individual
☒ Corporate Officer — Title(s): Executive Vice President
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: National Golf Properties

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here



FEB 22 2002

EXHIBIT ONE

A tract of land lying in Section 21 and 22, Township 8 South, Range 3 West Willamette Meridian, Marion County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod at the Southwest corner of Lot 31, of Fairway One at Creekside P.U.D., as recorded in Volume 40, Page 113, Marion County Book of Town Plats; thence along the arc of a 384.34 foot radius curve right (long chord: South 71°17'02" West 244.91 feet) 249.26 feet to a 5/8" iron rod; thence North 89°16'48" West 484.45 feet to a 5/8" iron rod; thence along the arc of a 316.00 foot radius curve left (long chord: South 71°47'32" West 205.01 feet) 208.78 feet to a 5/8" iron rod; thence South 0°42'45" West 261.68 feet to a 5/8" iron rod; thence South 25°28'45" West 220.80 feet to a 5/8" iron rod; thence North 78°22'34" East 45.25 feet to a 5/8" iron rod; thence North 87°20'20" East 138.72 feet to a 5/8" iron rod; thence South 78°35'55" East 195.13 feet to a 5/8" iron rod; thence South 49°06'28" East 114.75 feet to a 5/8" iron rod; thence South 57°48'26" East 61.27 feet to a 5/8" iron rod; thence South 74°08'58" East 83.08 feet to a 5/8" iron rod; thence South 71°56'44" East 148.23 feet to a 5/8" iron rod; thence North 84°19'03" East 108.68 feet to a 5/8" iron rod; thence North 25°33'32" East 112.74 feet to a 5/8" iron rod; thence North 72°10'12" East 116.08 feet to a 5/8" iron rod; thence South 23°44'18" East 98.82 feet to a 5/8" iron rod; thence South 42°16'07" East 124.87 feet to a 5/8" iron rod; thence South 77°41'12" East 120.21 feet to a 5/8" iron rod; thence South 65°36'24" East 93.59 feet to a 5/8" iron rod; thence South 56°53'07" East 157.13 feet to a 5/8" iron rod; thence South 50°37'56" East 170.84 feet to a 5/8" iron rod; thence South 19°37'49" East 87.01 feet to a 5/8" iron rod; thence South 8°22'21" East 191.71 feet to a 5/8" iron rod; thence South 3°30'40" East 223.95 feet to a 5/8" iron rod; thence South 15°18'08" West 153.91 feet to a 5/8" iron rod; thence South 17°10'35" West 215.42 feet to a 5/8" iron rod; thence South 0°16'14" East 140.29 feet to a 5/8" iron rod; thence South 2°54'38" West 160.64 feet to a 5/8" iron rod; thence South 4°01'07" West 190.05 feet to a 5/8" iron rod; thence South 74°11'23" East 113.38 feet to a 5/8" iron rod; thence North 53°47'34" East 63.68 feet to a 5/8" iron rod; thence North 35°04'06" East 201.75 feet to a 5/8" iron rod; thence North 33°41'07" East 86.01 feet to a 5/8" iron rod; thence North 68°00'58" East 254.26 feet to a 5/8" iron rod; thence North 35°09'39" East 80.97 feet to a 5/8" iron rod; thence North 50°11'52" East 145.50 feet to a 5/8" iron rod; thence North 51°49'55" East 96.23 feet to a 5/8" iron rod; thence North 65°15'50" East 238.94 feet to a 5/8" iron rod; thence North 77°04'10" East 336.11 feet to a 5/8" iron rod; thence North 77°51'16" East 205.32 feet to a 5/8" iron rod; thence North 70°43'37" East 183.22 feet to a 5/8" iron rod; thence South 51°40'45" East 177.18 feet to a 5/8" iron rod; thence South 78°12'14" East 249.56 feet to a 5/8" iron rod; thence North 81°18'38" East 168.19 feet to a 5/8" iron rod; thence North 74°30'48" East 73.75 feet to a 5/8" iron rod; thence North 78°31'16" East 206.68 feet to a 5/8" iron rod; thence South 62°48'47" East 229.55 feet to a 5/8" iron rod; thence South 70°40'21" East 191.57 feet to a 5/8" iron rod; thence South 89°00'25" East 96.35 feet to a 5/8" iron rod; thence North 66°00'52" East 160.61 feet to a 5/8" iron rod; thence North 33°54'31" East 36.06 feet to a 5/8" iron rod; thence South 78°00'31" East 87.95 feet to a 5/8" iron rod; thence South 28°38'07" East 53.54 feet to a 5/8" iron rod; thence South 20°35'32" East 104.39 feet to a 5/8" iron rod; thence South 34°41'09" East 158.04 feet to a 5/8" iron rod; thence South 38°20'59" East 167.28 feet to a 5/8" iron rod; thence South 186.19 feet to a 5/8" iron rod on the East-West centerline of said Section 22; thence along said East-West centerline South 89°38'12" East 651.20 feet to the Westerly right-of-way line of Sunnyside Road; thence along said right-of-way line as follows: North 36°24'26" West 309.20 feet; thence North 24°18'49" West 255.71 feet; thence along the arc of a 1109.84 foot radius curve right (long chord: North 16°23'47" West 305.74 feet) 306.71 feet; thence North 8°28'46" West 320.52 feet; thence South 81°31'14" West 12.00 feet; thence North 8°28'46" West 29.81 feet to a 5/8" iron rod; thence leaving said right-of-way line West 156.99 feet to a 5/8" iron rod; thence North 23°42'40" West 250.35 feet to a 5/8" iron rod on the Southerly right-of-way line of line of Creekside Drive as shown on the recorded Plat of Golf Club Estates at Creekside P.U.D.--Phase I in Volume 40, Page 21, said Book of Town Plats; thence along the Southerly line of said Phase I as follows: on the arc of a 493.52 foot radius curve right) long chord: North 56°36'07" West 165.77 feet) 166.56 feet to a 5/8" iron rod; thence North 46°56'00" West 300.11 feet to a 5/8" iron rod; thence South 43°04'00" West 100.00 feet to a 5/8" iron rod; thence North 46°56'00" West 162.00 feet to a 5/8" iron rod; thence North 50°38'35" West 74.38 feet to a 5/8" iron rod; thence North 59°23'54" West 75.66 feet to a 5/8" iron rod; thence North 68°18'21" West 76.54 feet to a 5/8" iron rod; thence North 76°22'54" West 75.88 feet to a 5/8" iron rod; thence North 85°31'00" West 240.00 feet to a 5/8" iron rod to the Southwest corner of Lot 31, said Phase I, being also the Southeast corner of Lot 63, of Golf Club Estate at Creekside P.U.D.--Phase 2, in Volume 40, Page 94, said Book of Town Plats; thence along the Southerly line of said Phase 2 as follows: North 85°31'00" West 320.00 feet to a 5/8" iron rod; thence North 85°40'18" West 80.00 feet to a 5/8" iron rod; thence North 87°55'41" West 80.00 feet to a 5/8" iron rod; thence South 89°09'08" West 80.00 feet to a 5/8" iron rod; thence South 86°13'58" West 80.00 feet to a 5/8" iron rod; thence North 88°52'15" West 80.61 feet to a 5/8" iron rod; thence South 87°26'34" West 80.16 feet to a 5/8" iron rod; thence North 88°18'20" West 80.75 feet to a 5/8" iron rod; thence South 88°40'44" West 166.84 feet to a 5/8" iron rod; thence North 72°10'24" West 36.94 feet to a 5/8" iron rod; thence North 6°08'05" West 55.00 feet to a 5/8" iron rod at the Northwest corner of Lot 75, said Phase 2, being also in the Southerly line of said Fairway One at Creekside P.U.D.; thence along the Southerly line of said Fairway One as follows: South 83°51'55" West 132.63 feet to a 5/8" iron rod; thence along the arc of a 336.92 foot radius curve right (long chord: North 87°31'30" West 100.87 feet) 101.25 feet to a 5/8" iron rod; thence along the arc of a 252.25 foot radius curve left (long chord: North 80°14'32" West 11.67 feet) 11.67 feet to a 5/8" iron rod; thence South 11°59'22" East 77.91 feet to a 5/8" iron rod; thence South 78°00'38" West 150.80 feet to a 5/8" iron rod; thence North 74°48'07" West 797.03 feet to a 5/8" iron rod; thence North 73°09'22" West 352.71 feet to a 5/8" iron rod; thence North 64°24'35" West 52.61 feet to a 5/8" iron rod; thence North 76°15'53" West 52.08 feet to a 5/8" iron rod; thence North 75°02'58" West 156.62 feet to a 5/8" iron rod; thence North 68°23'54" West 22.31 feet to a 5/8" iron rod; thence North 13°02'28" West 88.66 feet to a 5/8" iron rod; thence North 27°35'33" West 70.60 feet to a 5/8" iron rod; thence North 85°00'15" West 64.45 feet to the point of beginning.

ALSO: (13th Fairway)

Beginning at the Northwest corner of Lot 62 of the Golf Club Estates at Creekside, Phase 2, P.U.D., as recorded in the Marion County Book of Town Plats; thence running South 4°29'00" West 57.71 feet to the Southwest corner of

said Lot 62 on the Northerly right of way line of Creekside Drive; thence along said right of way line North 85°31'00" West 122.10; thence 320.60 feet along a 1730.00 foot radius curve to the left, (the chord of which bears South 89°10'28" West 320.15 feet); thence South 83°51'55" West 415.12 feet to the Westerly boundary of P.U.D.; thence continuing along said right of way line South 83°51'55" West 132.62 feet; thence 86.23 feet along a 286.95 foot radius curve to the right, (the chord of which bears North 87°31'32" West 85.91 feet); thence leaving said right of way line North 08°13'11" West 70.40 feet; thence North 85°44'11" East 168.91 feet; thence North 26°33'53" East 50.95 feet; thence North 42°22'47" East 74.74 feet; thence North 55°05'07" East 54.85 feet; thence North 74°44'19" East 60.34 feet; thence North 43°31'12" East 84.51 feet; thence North 59°51'45" East 85.51 feet; thence North 67°36'01" East 92.75 feet; thence North 78°10'34" East 132.73 feet; thence North 75°40'13" East 129.25 feet; thence North 84°58'50" East 81.05 feet; thence North 79°05'06" East 58.44 feet; thence North 86°33'17" East 68.52 feet; thence North 86°30'54" East 181.99 feet; thence South 80°38'56" East 48.97 feet to the South-West corner of Lot 50 of Golf Club Estates at Creekside P.U.D., as recorded in the Marion County Book of Town Plats; thence running South 89°49'27" East 160.00 feet to the Southwest corner of Lot 48 of said P.U.D.; thence South 85°26'27" East 240.13 feet along the South lines of Lots 48, 47 and 46 to the Southwest corner of Lot 45; thence South 84°12'00" East 406.89 feet along the South lines of Lots 45, 44, 43, 42, and 41 to the Southeast corner of Lot 41 on the West side of Crooked Stick Loop; thence South 12°06'00" West 320.70 feet along the West side of Crooked Stick Loop to the Northeast corner of Lot 40 of said P.U.D.; thence running North 84°12'00" West 363.89 feet along the North line of Lots 40, 38, 37 and 36 to the Northwest corner of Lot 36 of said P.U.D.; thence North 85°31'00" West 338.06 feet along the North side of Lots 35, 34, 33 and 32 to the Northwest corner of Lot 32, being also the Northeast corner of Lot 61 of said Phase 2 P.U.D.; thence North 85°31'00" West 27.30 feet along the North line of said Lot 61; thence South 77°41'12" West 159.51 feet along the North line of Lots 61 and 62; thence South 87°14'37" West 22.54 feet to the point of beginning.

ALSO: (14th Fairway)

Beginning at the Southwest corner of Lot 15 of the Golf Club Estates at Creekside P.U.D.--Phase I development as recorded in the Marion County Book of Town Plats; thence South 77°54'00" East 100.00 feet along the South side of said lot 15 to the Southeast corner of Lot 15; thence North 12°06'00" East 73.00 feet to the Southeast corner of Lot 14; thence North 59°49'07" East 33.68 feet to the Southwest corner of Lot 13; thence South 89°51'30" East 43.28 feet along said Lot 13 to the Northwest corner of Lot 12; thence South 09°52'20" East 319.98 feet along the West side of Lots 12, 11, 10 and Lot 9 to the Southwest corner of Lot 9; thence South 08°29'38" East 240.00 feet along Lots 8, 7 and Lot 6, to the Southwest corner of Lot 6; thence South 00°32'51" West 74.96 feet to the Southwest of Lot 5; thence South 12°07'48" West 74.34 feet to the Southwest corner of Lot 4; thence South 71°56'38" East 100.00 feet to a point on the West side of the Crooked Stick Loop thence Southerly 101.96 feet along the West side of said Crooked Stick Loop, that is a 460 foot radius curve to the right, (the chord of which bears South 24°24'21" West 101.75 feet); thence continuing along said Crooked Stick Loop, South 30°45'20" West 177.05 feet; thence 34.33 feet along a 20.00 foot radius curve to the right (the chord of which bears South 79°55'38" West 30.27 feet); thence 30.02 feet along a 433.52 foot radius curve to the right, (the chord of which bears North 48°55'02" West 30.01 feet); thence North 46°56'00" West 327.67 feet to the Southeast corner of Lot 22 of said plat; thence North 21°27'20" East 170.59 feet along Lot 22 and a portion of Lot 21; thence North 12°06'00" East 472.05 feet to the Northeast corner of Lot 16; thence North 77°54'00" West 100.00 feet to the Northwest corner of said Lot 16; thence North 12°06'00" East 30.00 feet to the point of beginning.

TOGETHER WITH an easement for access over that certain roadway shown as Creekside Drive on Subdivision Plat Golf Club Estate and Creekside P.U.D. Phase I as recorded in the Marion County Book of Town Plats, Volume 40, Page 21; Subdivision Plat Golf Club Estates at Creekside P.U.D. Phase 2 as recorded in the Marion County Book of Town Plats, Volume 40, Page 94; Subdivision Plat Fairway I at Creekside P.U.D. as recorded in the Marion County Book of Town Plats, Volume 40, Page 113, as disclosed in Article 8, Section 4 of the Declaration of Covenants, Conditions and Restrictions of Golf Course Estates at Creekside, recorded August 26, 1992 in Reel 982 Page 273 as modified by Declaration of Modified Covenants, Conditions and Restrictions of Golf Course Estates at Creekside, recorded at Reel 1144, Page 300, and as modified by Second Modification of Declaration of Covenants, Conditions and Restrictions of Golf Course Estates at Creekside, recorded at Reel 1163, Page 784, Marion County Records.

ALSO TOGETHER WITH those easements set forth in that Golf Play Easement, including the terms and provisions thereof, recorded March 22, 1995 in Reel 1227, Page 617, Deed Records for Marion County, Oregon.

SAVE AND EXCEPT:

Beginning at the Northeast corner of Lot 1, of Fairway One at Creekside P.U.D. Development as platted and recorded in the Marion County Book of Town Plats, Volume 40, Page 113; thence running Southeasterly along a 252.25 foot radius curve to the right 11.67 feet (the chord of which bears South 80°14'32" East 11.67 feet); thence continuing Southeasterly along a 336.92 foot radius curve to the left 50.88 feet (the chord of which bears South 83°14'32" East 50.83 feet); thence South 34°31'42" East 31.72 feet; thence South 34°22'40" West 40.51 feet; thence South 57°49'40" West 43.48 feet; thence South 78°00'38" West 162.00 feet, parallel with the South boundary of the said Fairway One Development; thence continuing parallel with the said South boundary of the Fairway One Development, North 74°48'07" West 416.64 feet; thence North 15°11'53" East 18.01 feet to the Southwest corner of Lot 10 of Fairway One at Creekside P.U.D. Development; thence following along the South boundary of the said Fairway One project, South 74°48'07" East 418.85 feet; thence North 78°00'38" East 150.80 feet to the Southeast corner of said Lot 1 of Fairway One at Creekside; thence North 11°59'22" West 77.91 feet to the point of beginning.

EXHIBIT TWO

The herein described property has been classified for open space, as disclosed by the tax roll. In the event of disqualification, said property may be subject to additional taxes and/or penalties.

City liens in favor of the City of Salem, if any.

There are no liens as of November 30, 2001.

Rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.

Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document

Recorded: August 26, 1992, Book 982, Page 273

Said document has been modified by instrument

Recorded: February 17, 1994, Book 1144, Page 300

Said document has been further modified by instrument

Recorded: May 6, 1994, Book 1163, Page 784

Said document has been supplemented by instrument

Recorded: March 22, 1995, Book 1227, Page 616

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the plat of Golf Club Estates at Creekside P.U.D.--Phase 1.

Purpose: Utilities
Affects: See plat for exact locations

Covenants, conditions and restrictions, as shown on the plat of Golf Club Estates at Creekside P.U.D.--Phase 1.

Reference is made to said document for full particulars.

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: City of Salem
Purpose: Water pipeline
Recorded: September 21, 1993, Book 1104, Page 372
Affects: Creekside Drive

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Adjoining property owners
Purpose: Access
Recorded: December 23, 1993, Book 1129, Page 549
Affects: Creekside Drive

Said document has been modified by instrument

Recorded: March 21, 1994, Book 1153, Page 28

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: City of Salem
Purpose: Storm sewer pipeline
Recorded: March 17, 1994, Book 1151, Page 515
Affects: See document for exact location

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the plat of Golf Club Estates at Creekside P.U.D.--Phase 2.

Purpose: Access and utilities
Affects: Creekside Drive

Covenants, conditions and restrictions, as shown on the plat of Golf Club Estates at Creekside P.U.D.--Phase 2.

Reference is made to said document for full particulars.

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: City of Salem
Purpose: Storm sewer pipeline
Recorded: June 20, 1994, Book 1173, Page 628
Affects: See document for exact location

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the plat of Fairway One at Creekside P.U.D.

Purpose: Utilities
Affects: Creekside Drive

Covenants, conditions and restrictions, as shown on the plat of Fairway One at Creekside P.U.D.

Reference is made to said document for full particulars.

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: City of Salem
Purpose: Storm drain pipeline and detention basins
Recorded: December 21, 1994, Book 1212, Page 112
Affects: See document for exact location

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: City of Salem
Purpose: Storm drain pipeline
Recorded: February 24, 1995, Book 1223, Page 143
Affects: See document for exact location

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: City of Salem
Purpose: Storm drain pipeline
Recorded: February 24, 1995, Book 1223, Page 145
Affects: See document for exact location

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: City of Salem
Purpose: Storm drain pipeline
Recorded: February 24, 1995, Book 1223, Page 146
Affects: See document for exact location

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: City of Salem
Purpose: Storm drain pipeline
Recorded: February 24, 1995, Book 1223, Page 147
Affects: See document for exact location

FEB 22 2002

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: City of Salem
Purpose: Storm drain pipeline
Recorded: February 24, 1995, Book 1223, Page 148
Affects: See document for exact location

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: City of Salem
Purpose: Sewer, water and storm drain pipelines
Recorded: February 24, 1995, Book 1223, Page 149
Affects: See document for exact location

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: City of Salem
Purpose: Sewer pipeline
Recorded: February 24, 1995, Book 1223, Page 150
Affects: See document for exact location

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: City of Salem
Purpose: Sewer pipeline
Recorded: February 24, 1995, Book 1223, Page 151
Affects: See document for exact location

Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: City of Salem
Purpose: Water pipeline
Recorded: March 7, 1995, Book 1225, Page 121
Affects: See document for exact location

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document.

Reserved by: Hawaii Northwest Ventures Limited Partnership
Purpose: Creek access
Recorded: March 17, 1995, Book 1227, Page 52
Affects: Exact location not set forth

Easement(s) in vacated street area for the purpose(s) shown below and rights incidental thereto, reserved by vacating order

Entered: March 27, 1995
Ordinance No. 28-95
Purpose: Utilities
Recorded: April 12, 1995, Book 1231, Page 606
Affects: Lone Oak Road

Encroachments into the subject property as disclosed by that survey by Northstar Surveying, as follows:

- a) Concrete block retaining wall
- b) Natural rock retaining wall
- c) Lawn area
- d) Bark mulch, rocks and shrubs

FEB 22 2002

REEL:1906

PAGE: 396

February 22, 2002, 03:35 pm.

CONTROL #: 52541

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

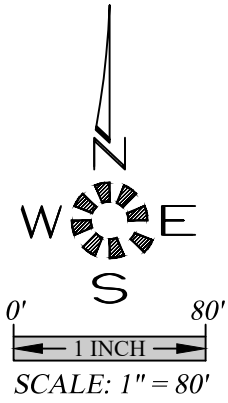
FEE: \$ 56.00

ALAN H DAVIDSON
COUNTY CLERK

THIS IS NOT AN INVOICE.

FEB 22 2002

\\s01\6246-Creekside\02-Dwg\23\6246.dwg 10:30:00 7/11/2023 3:53:36 AM M01mmr





MULTI/TECH

ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR. 97302
P.N. (503) 363-5277 FAX (503) 366-7560
www.mtengr.com office@mtengr.com

EXISTING
CONDITIONS
PLAN

CREEKSIDE

NO CHANGES, MODIFICATIONS
OR REVISIONS SHALL BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

Design:	M.D.G.
Drawn:	M.K.D.
Checked:	B.M.G.
Date:	----
Scale:	AS SHOWN
As-Built:	----

REGISTERED PROFESSIONAL
ENGINEER
9654
OREGON
JULY 14, 1978
MARK D. GREVIL
EXPIRES: 06-30-2023

JOB # 6246

102

Planning/Permit Application Center

City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513

503-588-6173 * planning@cityofsalem.net

If you need the following translated in Spanish, please call 503-588-6256.

Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

(For office use only)
Permit #:

What is an expedited land division?

The expedited land division process provides an alternative to the standard procedures for certain land division requests. An applicant may choose to use the expedited land division process if their land division request meets all of the applicable requirements specified in Oregon Revised Statute (ORS) 197.360 (see reverse side). The steps in this procedure differ from the regular subdivision procedure, but still include a public review and opportunity for appeal. The steps are described in ORS 197.365-375.

Is it faster than the regular subdivision process?

The expedited land division process is intended to streamline the regular land use process that land divisions normally follow under state law, which allows up to 120 days for final city approval. In Salem, however, the typical processing time for a land division application (subdivision, partition, or replat) that meets city standards and is complete when submitted, is far less than the 120 days that state law allows. Therefore, in Salem, in many cases there is no difference in processing time between a regular land division and expedited land division.

What are the requirements to qualify for the expedited land division process?

ORS 197.360 lists the requirements to qualify for an expedited land division review which include that the proposed land division (i.e. subdivision, partition, or replat):

1. Must be on residentially zoned land and must be solely for the purposes of residential use;
2. Must not create building lots that provide for dwellings or accessory buildings within areas that contain natural resource protections, such as, but not limited to, the Willamette Greenway;
3. Must satisfy all City street standards and connectivity requirements; and
4. Must either:
 - a) Create enough lots or parcels to allow building residential units at 80 percent or more of the maximum net density permitted by the zoning designation of the site; or
 - b) Will be sold or rented to households with incomes below 120 percent of the median family income for the county in which the project is built.

Why am I receiving this application form for expedited land division now?

The expedited land division process has existed since 1995; however, the 2015 Oregon Legislature required that all land division applicants be notified of the expedited land division option and how to apply.

Are you applying for expedited land division?

☐ Yes

☒ No

Work site location and information

Street address or location of subject property (where the use will be conducted)	Creekside Drive (083 W 22 BA / TL 7000)
--	--

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	Brandi Dalton	1155 SE 13th St Salem, OR 97302	503-363-9227

Project information

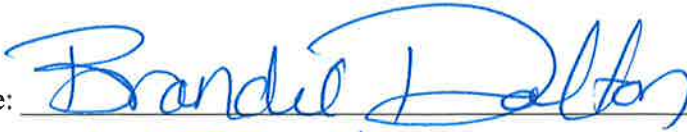
Attach a written description of how the proposal satisfies ORS 197.360

Notices

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature: _____



Print Name: _____

Brandie Dalton

Date: _____

6-10-23

ORS 197.360

(1) As used in this section:

(a) "Expedited land division" means a division of land under ORS 92.010 to 92.192, 92.205 to 92.245 or 92.830 to 92.845 by a local government that:

(A) Includes only land that is zoned for residential uses and is within an urban growth boundary.

(B) Is solely for the purposes of residential use, including recreational or open space uses accessory to residential use.

(C) Does not provide for dwellings or accessory buildings to be located on land that is specifically mapped and designated in the comprehensive plan and land use regulations for full or partial protection of natural features under the statewide planning goals that protect:

(i) Open spaces, scenic and historic areas and natural resources;

(ii) The Willamette River Greenway;

(iii) Estuarine resources;

(iv) Coastal shorelands; and

(v) Beaches and dunes.

(D) Satisfies minimum street or other right-of-way connectivity standards established by acknowledged land use regulations or, if such standards are not contained in the applicable regulations, as required by statewide planning goals or rules.

(E) Will result in development that either:

(i) Creates enough lots or parcels to allow building residential units at 80 percent or more of the maximum net density permitted by the zoning designation of the site; or

(ii) Will be sold or rented to households with incomes below 120 percent of the median family income for the county in which the project is built.

(b) "Expedited land division" includes land divisions that create three or fewer parcels under ORS 92.010 to 92.192 and meet the criteria set forth in paragraph (a) of this subsection.

(2) An expedited land division as described in this section is not a land use decision or a limited land use decision under ORS 197.015 or a permit under ORS 215.402 or 227.160.

(3) The provisions of ORS 197.360 to 197.380 apply to all elements of a local government comprehensive plan and land use regulations applicable to a land division, including any planned unit development standards and any procedures designed to regulate:

(a) The physical characteristics of permitted uses;

(b) The dimensions of the lots or parcels to be created; or

(c) Transportation, sewer, water, drainage and other facilities or services necessary for the proposed development, including but not limited to right-of-way standards, facility dimensions and on-site and off-site improvements.

(4) An application for an expedited land division submitted to a local government shall describe the manner in which the proposed division complies with each of the provisions of subsection (1) of this section.

Submit this form as an attachment to your land use application.

Brandie Dalton

From: Brandie Dalton
Sent: Monday, July 10, 2023 8:55 AM
To: Dynee Medlock SGNA Chair; Glenn Baly
Subject: Creekside Partition
Attachments: Site-Plan.pdf; Assessors-Map083W22BA.pdf; Assessors-Map083W22AB.pdf

I am emailing you to inform SGNA that we are proposing a development within your Neighborhood. The proposal is to Partition Tax Lot 7000 into two Parcels (083W22BA/Tax Lot 7000). Parcel 1 will remain as part of the Golf Course and Parcel 2 will have the potential for future development of single family dwellings or townhomes. We do not have a layout for Parcel 2 at this time.

If you have any comments or question please let me know.

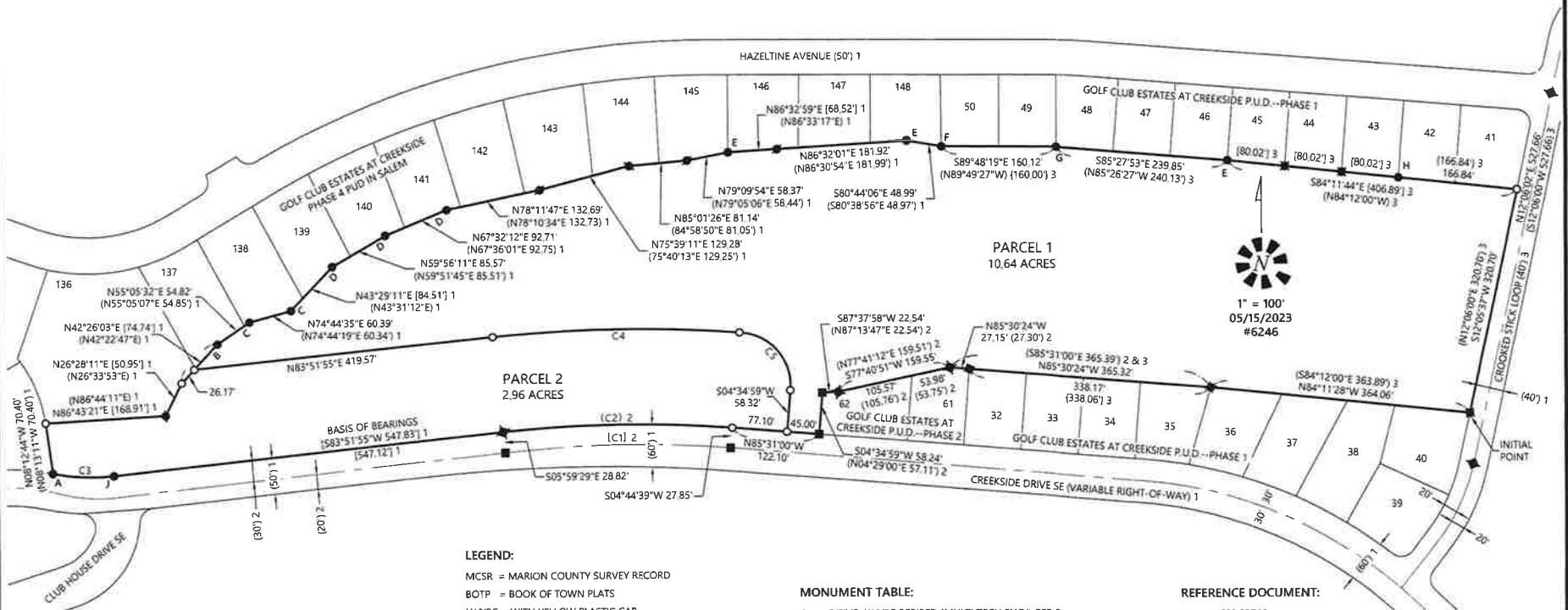
Thank you,

Brandie Dalton
Land-Use Planner
Multi/Tech Engineering Services, Inc
1155 SE 13th Street
Salem, Oregon 97302
(503) 363-9227

PARTITION PLAT No. 2023-

IN THE NW 1/4, NE 1/4, SEC.22, T. 8S., R.3W., 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)	1,700.00'	10°37'06"	315.05'	N89°03'02"E	314.60'
(C2)	1,730.29'	10°36'30"	320.36'	S89°14'26"W	319.91'
C3	288.69'	17°07'02"	86.25'	S87°32'59"E	85.93'
C4	1,865.29'	10°36'22"	345.28'	S89°14'22"W	344.79'
C5	75.00'	92°56'58"	121.67'	S40°41'04"E	108.76'

LEGEND:

MCSR = MARION COUNTY SURVEY RECORD

BOTP = BOOK OF TOWN PLATS

W/YPC = WITH YELLOW PLASTIC CAP

W/RPC = WITH RED PLASTIC CAP

IR = IRON ROD

P_i = PAGE

V_i = VOLUME

R_i = REEL

D = DOCUMENT

() = RECORD DATA PER SURVEY NOTED

[] = RECORD AND MEASURED DATA PER SURVEY NOTED

{ } = CALCULATED DATA PER 6

○ = SET 5/8" X 30" IR, W/YPC SCRIBED "MULTI/TECH ENG."

● = FOUND MONUMENT AS NOTED IN MONUMENT TABLE

■ = 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823" PER 1

■ = 5/8" IR, PER 2

■ = 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823" PER 2

■ = 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823" PER 3

■ = 5/8" IR, PER 3

MONUMENT TABLE:

- 5/8" IR, W/YPC SCRIBED "MULTI/TECH ENG.", PER 5
- 5/8" IR, 0.5" DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
- 5/8" IR, 1.0" DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
- 5/8" IR, 0.3" DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
- 5/8" IR, 0.6" DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
- 5/8" IR, 0.6" DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 3
- 5/8" IR, 0.4" DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 3
- 5/8" IR, PER 3
- 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 4

NOTES:

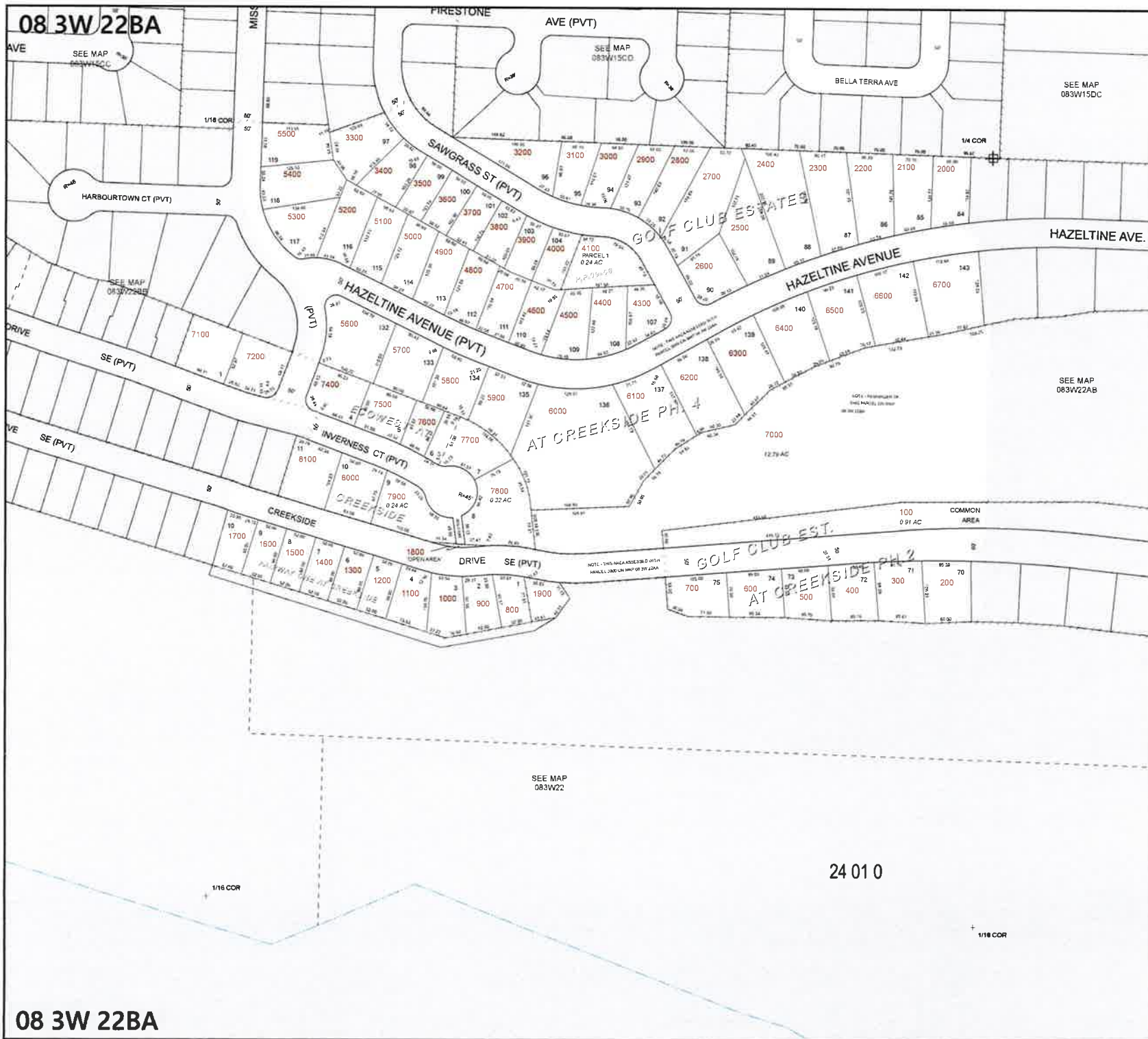
- ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED.

REFERENCE DOCUMENT:

- MCSR 33705
- GOLF CLUB ESTATES AT CREEKSIDE P.U.D. PHASE 2, B. 40, P. 94, BOTP
- GOLF CLUB ESTATES AT CREEKSIDE P.U.D. PHASE 1, B. 40, P. 21, BOTP
- FAIRWAY ONE AT CREEKSIDE P.U.D. B. 40, P. 113, BOTP
- ECOWEST AT CREEKSIDE P.U.D. PHASE 2, B. 44, P. 98, BOTP
- GOLF CLUB ESTATES AT CREEKSIDE P.U.D. PHASE 4, B. 42, P. 77, BOTP



08 3W 22BA

08 3W 22BA
SALEMMARION COUNTY, OREGON
NE1/4 NW1/4 SEC22 T8S R3W W.M.
SCALE 1" = 100'

LEGEND

LINE TYPES

Taxlot Boundary	Historical Boundary
Road Right-of-Way	Easement
Railroad Right-of-Way	Railroad Centerline
Private Road ROW	Taxcode Line
Subdivision/Plat Bndry	Map Boundary
Waterline - Taxlot Bndry	Waterline - Non Bndry

CORNER TYPES

1/16TH Section Cor.	1/4 Section Cor.
DL Corner	16 15 21 22 Section Corner

NUMBERS

Tax Code Number

00 00 0

Acreage
0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



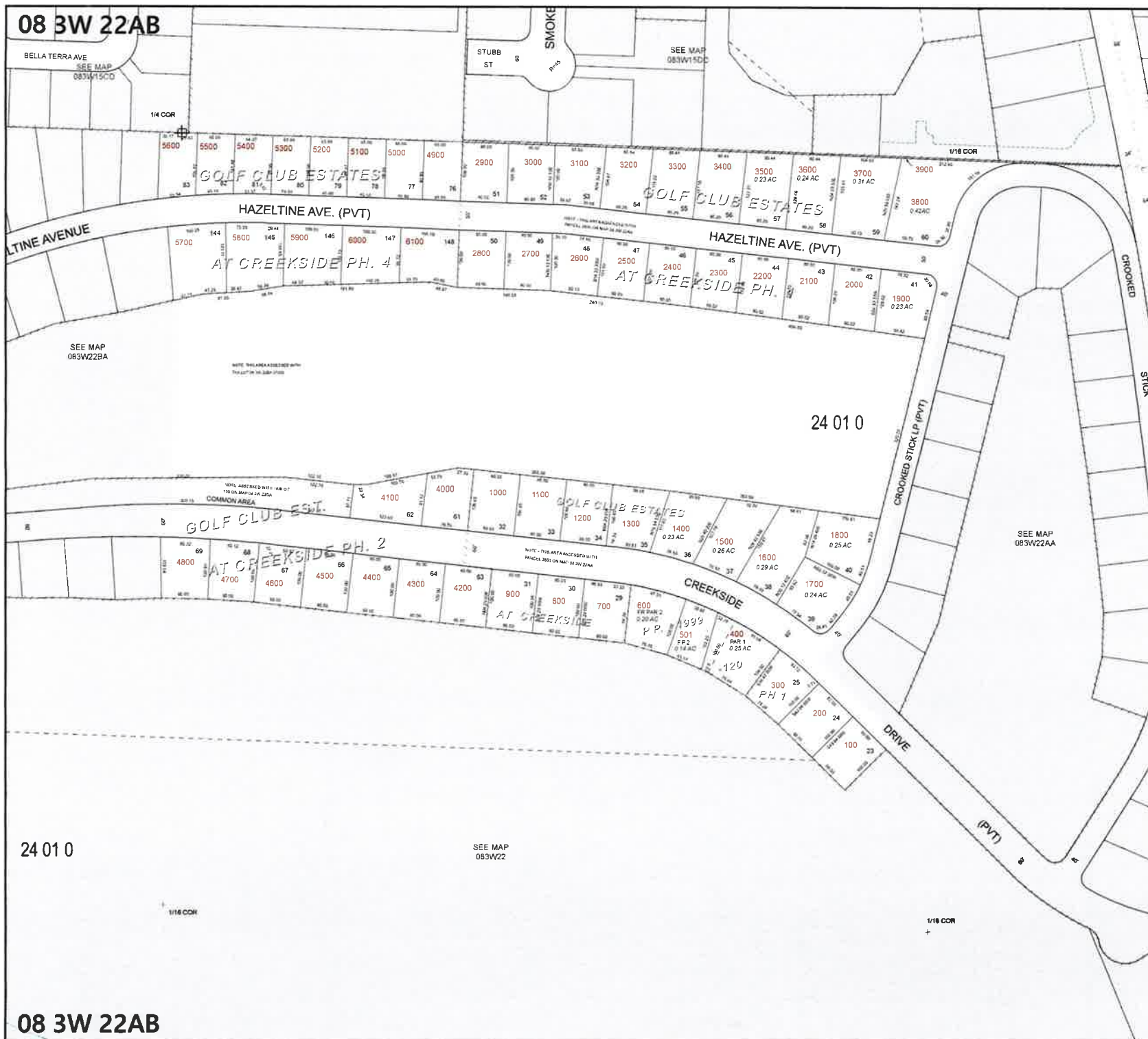
CANCELLED NUMBERS

4200
6800
6900
7300DISCLAIMER: THIS MAP WAS PREPARED
FOR ASSESSMENT PURPOSES ONLYAssessors Office
Cartography DeptFOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us

PLOT DATE: 10/16/2020

SALEM
08 3W 22BA

08 3W 22AB



24 01 0

SEE MAP
083W22

08 3W 22AB

08 3W 22AB
SALEMMARION COUNTY, OREGON
NW1/4 NE1/4 SEC22 T8S R3W W.M.
SCALE 1" = 100'

LEGEND

LINE TYPES

Taxlot Boundary	Historical Boundary
Road Right-of-Way	Easement
Railroad Right-of-Way	Railroad Centerline
Private Road ROW	Taxcode Line
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CORNER TYPES

1/16TH Section Cor.	1/4 Section Cor.
DLC Corner	16, 15 Section Corner 21, 22

NUMBERS

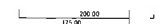
Tax Code Number

00 00 0

Acreage 0.26 AC All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs.

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

500			
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DISCLAIMER: THIS MAP WAS PREPARED
FOR ASSESSMENT PURPOSES ONLYAssessors Office
Cartography DeptFOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us

PLOT DATE: 10/16/2020

SALEM
08 3W 22AB



Pre-Application Report

Community Development Department
Planning Division

555 Liberty Street SE/Room 305
Phone: 503-588-6173
www.cityofsalem.net/planning

Case Number / AMANDA No. PRE-AP23-10/ 23-101934-PA
Conference Date February 6, 2023
Applicant Larry Tokarski
Representative Brandie Dalton
Multi/Tech Engineering
1155 13th Street SE
Salem, OR 97302
bdalton@mtengineering.net
Case Manager Bryce Bishop

Mandatory Pre-Application Conference: ☐ Yes ☒ No

Project Description & Property Information	
Project Description	Proposed 15-lot subdivision
Property Address	700 to 800 Blocks of Creekside Drive SE
Assessor's Map and Tax Lot Number	083W22BA00100 and 07000
Property Size	Approximately 13.7 acres
Existing Use	Part of Creekside Golf Course
Comprehensive Plan Map Designation	Developing Residential; Single Family Residential
Zoning	RA – Residential Agriculture
Overlay Zone(s) / Historic Districts	None
Urban Service Area	The roughly eastern half of the property is located inside the City's Urban Service Area. The roughly western half of the property fronting on Creekside Drive SE, however, is located outside the Urban Service Area.
Urban Renewal Area	None

Planning Division Comments

Proposal

Pre-application conference to discuss a proposed 15-lot subdivision of property totaling approximately 13.7 acres in size. The property is zoned RA (Residential Agriculture) and located in the 700 to 800 Blocks of Creekside Drive SE (Marion County Assessors Map and Tax lot numbers: 083W22BA00100 and 07000).

Past Land Use Decisions

Staff reviewed the Planning Division's records to determine if there were any prior land use approvals for the subject property. In review of those records, the following past land use decisions were found:

- **Urban Growth Preliminary Declaration Case No UGA90-09:** To determine the major public facilities required by the Urban Growth Management (UGM) Program prior to development. The proposal is to develop 264.41 acres. Approximately 120 acres is proposed for residential development at approximately four dwelling units per acre and the remainder is proposed for the development of a golf course. The subject property is located in the 6200 Block of Sunnyside Road SE, 700 Block of Mildred Lane SE, and the 6200 Block of Lone Oak Road SE.
- **Planned Unit Development Case No. PUD93-01:** The second phase of Golf Club Estates at Creekside proposing 13 residential lots for a density of 2.59 units per acre. The proposed lot sizes range from 7,160 square feet to 9,000 square feet. The proposal includes 0.9 acres of open space which abuts the northern line of Creekside Drive SE for property located in the 700 to 800 block of Creekside Drive SE.

A copy of the recorded plat for this second phase of the PUD is attached for reference.

Legal Status of Property

The subject property is comprised of a strip of land platted as "Open Area" within the plat of Golf Club Estates at Creekside Phase 2 and the remainder of the property is non-platted land surrounded by previously recorded platted subsequent phases of the Creekside development.

At the pre-application conference staff raised the potential concern that the existing fairway on the north side of Creekside Drive which is included in the subject property might not have ever been legally separated from the rest of the golf course property to the south of Creekside Drive. However, upon subsequent review of the recorded PUD/subdivision plats that surround the property, private street right-of-way for Creekside Drive SE was platted with the plat for Fairview One at Creekside. The private street right-of-way was platted through this phase and to the west boundary of Golf Club Estates at Creekside Phase 2. The platted private street right-of-way which is now under the ownership of the Creekside Estates Homeowners' Association separates the portion of the golf course fairway on the north side of Creekside Drive from the remainder of the golf course property located south of Creekside Drive. As such, the remainder of the golf course property located to the south of Creekside Drive is a separate unit of land and is therefore not required to be included in the PUD/Subdivision application.

Required Land Use Applications

The land use applications checked in the table below have been preliminarily identified as being required for development of the subject property based upon the information provided by the applicant at the time of the pre-application conference. Additional land use applications may be required depending on the specific proposal at the time of future development.

Required Land Use Applications			
Zoning		Site Plan Review	
<input type="checkbox"/>	Conditional Use (SRC 240.005)	<input type="checkbox"/>	Class 1 Site Plan Review (SRC 220.005)
<input type="checkbox"/>	Comprehensive Plan Change (SRC 64.020)	<input type="checkbox"/>	Class 2 Site Plan Review (SRC 220.005) (Applicable if the development will meet the triggers for Class 2 Site Plan Review under SRC 220.005(b)(2)).

Required Land Use Applications			
<input type="checkbox"/>	Zone Change (SRC 265.000)	<input type="checkbox"/>	Class 3 Site Plan Review (SRC 220.005) <i>(Applicable if the development will meet the triggers for Class 3 Site Plan Review under SRC 220.005(b)(3)).</i>
<input type="checkbox"/>	Temporary use Permit – Class 1 (SRC 701.010)	Design Review	
<input type="checkbox"/>	Temporary Use Permit – Class 2 (SRC 701.010)	<input type="checkbox"/>	Class 1 Design Review (SRC 225.005)
<input type="checkbox"/>	Non-Conforming Use Extension, Alteration, Expansion, or Substitution (SRC 270.000)	<input type="checkbox"/>	Class 2 Design Review (SRC 225.005)
<input type="checkbox"/>	Manufactured Dwelling Park Permit (SRC 235.010)	<input type="checkbox"/>	Class 3 Design Review (SRC 225.005)
Land Divisions		Historic Design Review (SRC 230.020)	
<input checked="" type="checkbox"/>	Property Line Adjustment (SRC 205.055)	<input type="checkbox"/>	Major Commercial
<input type="checkbox"/>	Replat (SRC 205.025)	<input type="checkbox"/>	Minor Commercial
<input type="checkbox"/>	Partition (SRC 205.005)	<input type="checkbox"/>	Major Public
<input type="checkbox"/>	Subdivision (SRC 205.010)	<input type="checkbox"/>	Minor Public
<input checked="" type="checkbox"/>	Phased Subdivision (SRC 205.015)	<input type="checkbox"/>	Major Residential
<input checked="" type="checkbox"/>	Planned Unit Development Tentative Plan (SRC 210.025)	<input type="checkbox"/>	Minor Residential
<input type="checkbox"/>	Manufactured Dwelling Park Subdivision (SRC 205.020)	Wireless Communication Facilities	
<input type="checkbox"/>	Middle Housing Land Division (SRC 205.051)	<input type="checkbox"/>	Class 1 Permit (SRC 703.020)
<input type="checkbox"/>	Validation of Unit of Land (SRC 205.060)	<input type="checkbox"/>	Class 2 Permit (SRC 703.020)
Relief		<input type="checkbox"/>	Class 3 Permit (SRC 703.020)
<input checked="" type="checkbox"/>	Adjustment – Class 1 (SRC 250.005) <i>(Applicable when a proposed deviation from standards is within 20 percent of the standard)</i>	<input type="checkbox"/>	Temporary (SRC 703.100)
<input checked="" type="checkbox"/>	Adjustment – Class 2 (SRC 250.005) <i>(Applicable when a proposed deviation from standards exceeds 20 percent of the standard)</i>	<input type="checkbox"/>	Adjustment (SRC 703.090)
<input type="checkbox"/>	Variance (SRC 245.005)	Other	
Natural Resources		<input type="checkbox"/>	Annexation – Voter Approval (SRC 260.035)
<input checked="" type="checkbox"/>	Tree Conservation Plan (SRC 808.035)	<input type="checkbox"/>	Annexation – Voter Exempt (SRC 260.035)
<input type="checkbox"/>	Tree Conservation Plan Adjustment (SRC 808.040)	<input type="checkbox"/>	Sign Adjustment (SRC 900.035)
<input type="checkbox"/>	Tree Removal Permit (SRC 808.030)	<input type="checkbox"/>	Sign Conditional Use (SRC 900.045)
<input type="checkbox"/>	Tree Variance (SRC 808.045)	<input type="checkbox"/>	Sign Variance (SRC 900.040)
<input type="checkbox"/>	Willamette Greenway Permit – Class 1 (SRC 600.015)	<input type="checkbox"/>	SWMU Zone Development Phasing Plan (SRC 531.015)
		<input type="checkbox"/>	Urban Growth Preliminary Declaration (SRC 200.020)

Required Land Use Applications			
<input type="checkbox"/>	Willamette Greenway Permit – Class 2 (SRC 600.015)	<input type="checkbox"/>	Historic Clearance Review- High Probability Archaeological Zone (SRC 230.100)
		<input type="checkbox"/>	Fairview Refinement Plan Minor Amendment (SRC 530.035)
		<input type="checkbox"/>	Fairview Refinement Plan Major Amendment (SRC 530.035)
		<input type="checkbox"/>	Class 2 Driveway Approach Permit (SRC 804.025)
Staff Comments			

Required Land Use Applications

- **Planned Unit Development/Subdivision:** As can be seen on the recorded plat for Golf Club Estates at Creekside Phase 2, the property proposed to be further subdivided includes a 0.9 acre strip of land within the PUD identified as "Open Area," as well as property located within the existing fairway that is not platted and located outside the boundary of the approved PUD.

Because a portion of the property proposed to be further divided is located within the PUD and because this portion of the property was created as open area, a Planned Unit Development/Subdivision will be required. A modification of the PUD would not be applicable in this case because, pursuant to SRC 210.035(a) & (b), a modification to an approved tentative plan or final plan of a PUD can only be approved if the modification does not substantially change the original approval and does not result in significant changes to the appearance of the development, use of the site, and impacts on surrounding properties. The proposed further division of the identified open space area would result in a substantial change to the original approval and will result in a significant change to the use and appearance of the site. As such, the proposal would not qualify as a modification to the PUD. Per SRC 210.035(a)(1) & (b)(1), a modification that does not meet the applicable approval criteria for a modification requires the submittal of a new PUD tentative plan or final plan.

In order for a Planned Unit Development to be approved it must meet the applicable standards of SRC Chapter 210 and the PUD approval criteria included under SRC 210.025(d). One of those criteria includes the provision of common open space. SRC 210.025(d)(2) specifically requires that PUD tentative plans provide one or more of the following:

- (A) Common open space that will be improved as a recreational amenity and that is appropriate to the scale and character of the PUD considering its size, density, and the number and types of dwellings proposed. Examples of recreational amenities include, but are not limited to, swimming pools, golf courses, ball courts, children's play areas, picnic and barbeque facilities, and community gardens;
- (B) Common open space, which may be landscaped and/or left with natural tree cover, that is permanently set aside for the passive and/or active recreational use of the residents of the PUD and that is appropriate to the scale and character of the PUD considering its size, density, and the number and types of dwellings proposed. Examples of passive and/or active recreational use include, but are not limited to, community gardens, commons, and private parks;
- (C) Common open space that will preserve significant natural or cultural features; or
- (D) Unique or innovative design concepts that further specific identified goals and policies in the Salem Area Comprehensive Plan.

With the further division of the open space area identified under the original PUD, it will be important to demonstrate how the proposed subdivision will meet the open space requirements for the new PUD.

PUD Pre-Application Conference. SRC 210.020 requires a PUD pre-application conference when property is proposed to be developed as a PUD. Per SRC 210.020(b), within seven days after the pre-application conference City staff is required to notify the neighborhood association with the details of the proposed PUD.

As discussed at the pre-application conference, because the proposed development will require a PUD, a separate PUD pre-application conference will be required with further fleshed out details of the proposal. Subsequent to the pre-application conference, staff will then provide required notice to the neighborhood association as required under SRC 210.020(b).

- **Property Line Adjustment:** Because the proposal includes both land located within an existing PUD and non-platted land located outside the PUD, a property line adjustment will be required in conjunction with the PUD to relocate the property line between tax lots 083W22BA00100 and 083W22BA07000 if the remainder of the existing golf course fairway that is not proposed to be further divided isn't intended to be included within the boundary of the new PUD.

Required Land Use Applications

- **Adjustment:** If the portion of the existing golf course fairway that will not be further divided will not be included in the PUD/Subdivision, an adjustment to the maximum lot depth for this lot will be required because the depth of the lot shown on the proposed plan exceeds the maximum lot depth of the zone based on its width. If the existing fairway is instead included within the PUD/Subdivision, an adjustment to maximum lot depth would not be required because there are no minimum or maximum lot dimension requirements for PUDs.

Online Application Submittal Packets

The City has electronic application submittal guides for the applications identified above. The webpages include a summary of the review procedure, submittal requirements, and approval criteria. The submittal guides can be found on the City's website at the following location:

- **Planned Unit Development:**

<https://www.cityofsalem.net/business/land-use-zoning/development-application-help/apply-for-planned-unit-development>

- **Subdivision:**

<https://www.cityofsalem.net/business/land-use-zoning/development-application-help/subdivide-your-land-into-four-or-more-lots>

- **Adjustment:**

<https://www.cityofsalem.net/business/land-use-zoning/development-application-help/seek-an-adjustment-to-land-use-standards>

- **Tree Conservation Plan:**

<https://www.cityofsalem.net/community/household/home-improvement/can-you-remove-trees-on-your-property>

Land Use Application Fees

The applicable land use application fees for these applications can be found on the City's website at the location below. Land use application fees and descriptions start on **page 25** of the document.

<https://www.cityofsalem.net/home/showpublisheddocument/1124/637931465466030000>

Consolidated Land Use Application Procedures

When multiple land use applications are required or proposed for a development, the City's land use procedures ordinance (SRC Chapter 300) provides alternative methods for how such applications may be processed.

The applications may be processed individually in sequence, concurrently, or consolidated into a single application. Where multiple applications proposed to be consolidated include an application subject to review by the Historic Landmarks Commission, the application subject to Historic Landmarks Commission review may be processed individually in sequence or concurrently.

Multiple land use applications consolidated into a single application shall be accompanied by the information and supporting documentation required for each individual land use action. Review of the application shall be according to the highest numbered procedure type and the highest Review Authority required for any of the land use applications proposed to be consolidated.

Multiple applications processed concurrently require the filing of separate applications for each land use action. Each application shall be reviewed separately according to the applicable procedure type and Review Authority, and processed simultaneously.

Zoning

The zoning of the subject property has been identified in the table below. For specific requirements of the applicable zone(s), click on the zone(s) in the table.

Base Zones			
<input type="checkbox"/>	EFU – Exclusive Farm Use (SRC 500.000)	<input type="checkbox"/>	MU-II – Mixed Use II (SRC 534.000)
<input checked="" type="checkbox"/>	RA – Residential Agriculture (SRC 510.000)	<input type="checkbox"/>	MU-III – Mixed Use III (SRC 535.000)
<input checked="" type="checkbox"/>	RS – Single Family Residential (SRC 511.000)	<input type="checkbox"/>	MU-R – Mixed Use Riverfront (SRC 536.000)
<input type="checkbox"/>	RM-I – Multiple Family Residential (SRC 513.000)	<input type="checkbox"/>	EMSU – Edgewater/Second Street Mixed-Use Corridor (SRC 537.000)
<input type="checkbox"/>	RM-II – Multiple Family Residential (SRC 514.000)	<input type="checkbox"/>	PA – Public Amusement (SRC 540.000)
<input type="checkbox"/>	RM-III – Multiple Family Residential (SRC 515.000)	<input type="checkbox"/>	PC – Public/Private Cemetery (SRC 541.000)
<input type="checkbox"/>	CO – Commercial Office (SRC 521.000)	<input type="checkbox"/>	PE – Public/Private Education (SRC 542.000)
<input type="checkbox"/>	CR – Retail Commercial (SRC 522.000)	<input type="checkbox"/>	PH – Public/Private Health Services (SRC 543.000)
<input type="checkbox"/>	CG – General Commercial (SRC 523.000)	<input type="checkbox"/>	PS – Public Service (SRC 544.000)
<input type="checkbox"/>	CB – Central Business District (SRC 524.000)	<input type="checkbox"/>	PM – Capitol Mall (SRC 545.000)
<input type="checkbox"/>	WSCB – West Salem Central Business District (SRC 525.000)	<input type="checkbox"/>	EC – Employment Center (SRC 550.000)
<input type="checkbox"/>	FMU – Fairview Mixed-Use (SRC 530.000)	<input type="checkbox"/>	IC – Industrial Commercial (SRC 551.000)
<input type="checkbox"/>	SWMU – South Waterfront Mixed-Use (SRC 531.000)	<input type="checkbox"/>	IBC – Industrial Business Campus (SRC 552.000)
<input type="checkbox"/>	NH – Neighborhood Hub (SRC 532.000)	<input type="checkbox"/>	IP – Industrial Park (SRC 553.000)
<input type="checkbox"/>	MU-I – Mixed Use I (SRC 533.000)	<input type="checkbox"/>	IG – General Industrial (SRC 554.000)
Overlay Zones			
<input type="checkbox"/>	Willamette Greenway (SRC 600.000)	<input type="checkbox"/>	Oxford-West Nob Hill (SRC 622.000)
<input type="checkbox"/>	Floodplain (SRC 601.000)	<input type="checkbox"/>	Oxford-Hoyt (SRC 623.000)
<input type="checkbox"/>	Airport (SRC 602.000)	<input type="checkbox"/>	Hoyt-McGilchrist (SRC 624.000)
<input type="checkbox"/>	Portland Fairgrounds Road (SRC 603.000)	<input type="checkbox"/>	Saginaw Street (SRC 625.000)
<input type="checkbox"/>	Chemawa-I-5 Northeast Quadrant Gateway (SRC 618.000)	<input checked="" type="checkbox"/>	McNary Field (SRC 629.000)
<input type="checkbox"/>	Superior-Rural (SRC 621.000)	<input type="checkbox"/>	
Staff Comments			
<ul style="list-style-type: none"> ▪ <u>Automatic Zone Change of Property from RA to RS.</u> The property is currently zoned RA (Residential Agriculture). However, pursuant to SRC 265.015(a)(2)(A), the zoning of the property will automatically change from RA to RS (Single Family Residential) once the final plat for the subdivision is recorded with the county. As such, the proposed PUD/Subdivision will be reviewed for conformance with the applicable standards of the RS zone and any subsequent development on the proposed lots will be subject to the standards of the RS zone. 			

Development Standards

The proposed development will be primarily subject to the requirements of the RS zone, the PUD ordinance (SRC Chapter 210), and the provisions of the chapters identified in the table below. For specific requirements, click on chapters in the table.

Development Standards			
<input type="checkbox"/>	Multiple Family Design Review Guidelines and Standards (SRC 702.000)	<input checked="" type="checkbox"/>	Off-Street Parking, Loading and Driveways (SRC 806.000)
<input checked="" type="checkbox"/>	General Development Standards (SRC 800.000)	<input checked="" type="checkbox"/>	Landscaping and Screening (SRC 807.000)
<input checked="" type="checkbox"/>	Public Improvements (SRC 802.000)	<input checked="" type="checkbox"/>	Preservation of Trees and Vegetation (SRC 808.000)
<input checked="" type="checkbox"/>	Streets and Right-Of-Way Improvements (SRC 803.000)	<input type="checkbox"/>	Wetlands (SRC 809.000)
<input checked="" type="checkbox"/>	Driveway Approaches (SRC 804.000)	<input checked="" type="checkbox"/>	Landslide Hazards (SRC 810.000)
<input checked="" type="checkbox"/>	Vision Clearance (SRC 805.000)	<input type="checkbox"/>	Sign Code (SRC 900.000)
Staff Comments			
<p>Based upon review of the proposed plan, the following items have been identified concerning the proposed development's conformance with applicable Salem Revised Code standards:</p> <ul style="list-style-type: none"> ▪ <u>Maximum Lot Depth</u>: It appears the depth of the proposed lot for the remainder of the fairway will exceed the maximum allowed lot depth of the RS Zone. The maximum allowed lot depth is 300 percent (<i>or 3 times</i>) the average lot width. A zoning adjustment to maximum lot depth will be required if this lot will not be included in the PUD/Subdivision. If the lot is instead included in the PUD/Subdivision an adjustment will not be required because there are no minimum or maximum lot size or dimension requirements for PUDs. ▪ <u>Dwelling Unit Density</u>: Properties subdivided that are 5 acres or greater in size are required to have a minimum residential density of 5.5 dwelling units per acre. A minimum of 15 percent of the dwelling units that will be constructed on the lots are required to be middle housing. Accessory dwelling units may be counted toward meeting the minimum density standard. ▪ <u>Private Lane</u>: As discussed at the pre-application conference, the proposed private lane can be developed as a private street or alley. If the private lane is developed as an alley, the front lot line designation for the proposed lots will be the south property line abutting Creekside Drive, all of the lots will be required to be addressed off Creekside Drive, and the front entrances to the homes will need to be from Creekside Drive. <p>If the proposed private lane is instead developed as a private street, the proposed lots will be double frontage lots and the front lot line designation for the lots can be the north lot line abutting the new proposed private street with the rear of the lots abutting Creekside Drive, similar to how the homes to the west of the property on Inverness Drive SE and Inverness Court SE are configured.</p> <p>As discussed at the pre-application conference, the private street will need to be designed to accommodate fire department access, on-street parking, landscape strips, and a sidewalk on at least one side of the street (<i>which could be the side of the street abutting the golf course fairway</i>).</p>			

Natural Resources

Trees (SRC Chapter 808): The City's tree preservation ordinance (SRC Chapter 808) protects Heritage Trees; Significant Trees (including Oregon White Oaks with diameter-at-breast-height (*dbh*) of 20 inches or greater and any other tree with a *dbh* of 30 inches or greater, with the exception of tree of heaven, empress tree, black cottonwood, and black locust); trees and native vegetation in riparian corridors; and trees on lots or parcels 20,000 square feet or greater. The tree preservation ordinance defines "tree" as, "any living woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more *dbh*, and possesses an upright arrangement of branches and leaves."

Based on review of aerial photos, there are trees on the property but it is unclear if any of the trees are 10 or greater in *dbh*. If there are trees on the property that are 10 inches or greater in *dbh*, a tree conservation plan will be required.

Pursuant to [SRC 808.035](#), a tree conservation plan is required in conjunction with subdivisions creating lots for single family uses, two family uses, three family uses, four family uses, or cottage clusters. Under the City's tree preservation ordinance, tree conservation plans are required to preserve all heritage trees, significant trees, trees and native vegetation within riparian corridors, and a minimum of 30 percent of the overall trees on the property. If less than 30 percent of the trees on a property are proposed for preservation or if significant trees and/or trees or native vegetation within a riparian corridor are proposed for removal, the applicant must show that there are no reasonable design alternatives to enable preservation of those trees.

When a tree conservation plan proposes to preserve less than 30 percent of the trees on the property, the applicant must meet the mitigation measures included under SRC 808.035(e) which require the applicant to provide certain mitigation measures for each tree removed in excess of 70 percent.

Tree Protection Measures: [SRC 808.046](#) requires the protection of the critical root zone of all trees required to be preserved or protected under the UDC. Protection measures include the installation of an above ground silt fence, or its equivalent, around 100 percent of the critical root zone of the tree. The critical root zone measures **one-foot in radius for each one-inch of *dbh* of the tree**. In the case of non-significant trees, the critical root zone may alternatively be determined by a certified arborist through submittal of an arborist report.

Within the critical root zone, the tree's trunk, roots, branches, and soil shall be protected to ensure the health and stability of the tree; and there shall be no grading, placement of fill, storage of building materials, or parking of vehicles. Up to 30 percent of the critical root zone of a tree may be disturbed in order to accommodate development of a property but only in conjunction with the submittal of a report from a certified arborist documenting that such disturbance will not compromise the long-term health and stability of the tree and all recommendations included in the report to minimize any impacts to the tree are followed.

As discussed at the pre-application conference, there are existing trees proposed to be preserved on the eastern portion of the site adjacent to proposed Lot 14 in proximity to Creekside Drive and the abutting existing single-family home to the east. If these trees are 10 inches or greater in *dbh*, the location of the proposed private lane may need to be adjusted to ensure that the critical root zones of these trees will fall outside the boundaries of the proposed street improvement and the critical roots zones will not be disturbed.

Wetlands (SRC Chapter 809):

According to the Salem-Keizer Local Wetland Inventory (LWI) there are no wetlands or waterways located on the subject property.

Landslide Hazard Susceptibility (SRC Chapter 810):

According to the City's adopted landslide hazard susceptibility maps, the subject property is mapped with areas of two landslide hazard susceptibility points and pursuant to SRC Chapter 810 there are three activity points associated with planned unit developments and subdivisions. The cumulative total of five

points indicates a moderate landslide hazard susceptibility risk. A Geologic Assessment and potentially a Geotechnical Report is therefore required in conjunction with the proposed PUD/Subdivision.

Open House / Neighborhood Association Contact Information

Applicants are required to contact the applicable neighborhood association for certain types of land use applications prior to application submittal. For a limited number of application types, an open house or presentation at a neighborhood association meeting is required. This allows the neighborhood association to be involved early in the process and helps to identify any potential issues that might arise.

The table below indicates if the proposed development must meet either the neighborhood association contact requirement or open house/neighborhood association meeting requirement prior to application submittal. For specific requirements, see [SRC 300](#).

Pre-Submittal Requirement			
<input checked="" type="checkbox"/>	Neighborhood Association Contact (SRC 300.310)	<input type="checkbox"/>	Open House (SRC 300.320)
Staff Comments			
Neighborhood Association Contact is required for Planned Unit Developments and Subdivisions. Please refer to SRC 300.310 for requirements for contacting the neighborhood association(s).			

When a land use application requires neighborhood association contact, the applicant must contact the City-recognized neighborhood association(s) whose boundaries include, and are adjacent to, the subject property via e-mail or letter.

The e-mail or letter must be sent to **both** the Neighborhood Association Chair(s) and Land Use Chair(s) of the applicable neighborhood association and contain the following information:

- 1) The name, telephone number, and e-mail address of the applicant;
- 2) The address of the subject property;
- 3) A summary of the proposal;
- 4) A conceptual site plan, if applicable, that includes the proposed development; and
- 5) The date on which the e-mail or letter is being sent.

Note: Land use applications requiring neighborhood association contact will not be accepted unless they are accompanied by a copy of the e-mail or letter that was sent to the neighborhood.

Neighborhood Association Information

For your convenience, contact information for the neighborhood association(s) is provided below. Please note that the identified neighborhood association chair(s) and land use chair(s), and their corresponding contact information, is current as of the date of the pre-application conference, but this information is subject to change if the chair(s) or their contact information has changed subsequent to the date of the pre-application conference.

Up-to-date contact information for neighborhood representatives may also be obtained by visiting the City's website at the following location:

<https://www.cityofsalem.net/community/neighborhoods/neighborhood-associations>

Applicable Neighborhood Association(s):	Meeting Date, Time, & Location	Neighborhood Association Chair(s) & Land Use Chair(s)
South Gateway Neighborhood Association	Meetings are held the second Thursday of each month at 6:45 pm. <i>*Note: Please check the calendar here for specific meeting information.</i>	Chair(s)
		Dynee Medlock findthepattern@icloud.com
		Land Use Chair(s)
		Glenn Baly glennbaly12345@gmail.com

Salem Revised Code Available Online

The entire Salem Revised Code can be accessed online through the City's website at:

<https://www.cityofsalem.net/government/laws-rules/salem-revised-code>

NORTHSTAR SURVEYING, INC.

720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 503-757-9050

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore J. Langton
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823
RENEWAL DATE 12/31/94

LEGEND

-Found monument: 5/8" rebar with red plastic cap stamped "NORTHSTAR PLS 1823" (= N* monument).
○.....Set N* monument.
().....Record data from GOLF CLUB ESTATES AT CREEKSIDE P.U.D.--PHASE 1.
S.D.E....Storm Drain Easement to The City of Salem.
S.S.F....Sanitary Sewer Easement to The City of Salem.
P.U.E....Public Utilities Easement to The City of Salem.
W.L.E....Water Line Easement to The City of Salem.
N.G.S....National Geodetic Survey.
W.C....Witness Corner--true corner falls in fire hydrant.
RL.....Reel
PG.....Page

NARRATIVE

This subdivision is basically an extension of my survey of GOLF CLUB ESTATES AT CREEKSIDE P.U.D.--PHASE 1, done in June, 1992. I used the survey control network from that original project and thus show the same data along the westerly boundary of PHASE 1.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I did accurately survey and mark with proper monuments the land represented on the attached map of GOLF CLUB ESTATES AT CREEKSIDE P.U.D.--PHASE 2, the boundary of which is described as follows:

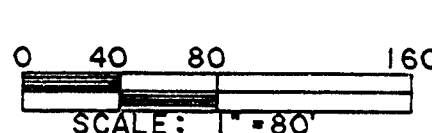
A portion of that certain tract conveyed to Hawaii Northwest Ventures per Reel 866, Page 191, Marion County Deed Records, lying in the North half of Section 22, T8S, R3W, W.M., Marion County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod at the Northwest corner of Lot 32, GOLF CLUB ESTATES AT CREEKSIDE P.U.D.--PHASE 1, a subdivision in the City of Salem, in the Northeast corner of Section 22, T8S, R3W, W.M., Marion County, Oregon; thence along the westerly boundary of said subdivision S 4°29'00"W 166.65 feet to a 5/8" iron rod on the southerly right-of-way line of Creekside Drive; thence along said right-of-way S 85°31'00"E 49.46 feet to a 5/8" iron rod at the Northwest corner of Lot 31; thence S 4°29'00"W 100.00 feet to a 5/8" iron rod at the Southwest corner of said Lot 31; thence leaving said subdivision boundary N 85°31'00"W 320.00 feet to a 5/8" iron rod; thence N 85°40'18"W 80.00 feet to a 5/8" iron rod; thence N 87°55'41"W 80.00 feet to a 5/8" iron rod; thence S 89°09'08"W 80.00 feet to a 5/8" iron rod; thence S 86°13'58"W 80.00 feet to a 5/8" iron rod; thence N 88°52'15"W 80.61 feet to a 5/8" iron rod; thence S 87°26'34"W 80.16 feet to a 5/8" iron rod; thence N 88°18'20"W 80.75 feet to a 5/8" iron rod; thence S 88°40'44"W 95.34 feet to a 5/8" iron rod; thence N 72°10'24"W 36.94 feet to a 5/8" iron rod; thence N 6°08'05"W 135.00 feet to a 5/8" iron rod; thence N 81°06'25"E 415.60 feet to a 5/8" iron rod; thence N 87°50'32"E 330.20 feet to a 5/8" iron rod; thence N 87°13'47"E 22.54 feet to a 5/8" iron rod; thence N 77°41'12"E 159.51 feet to a 5/8" iron rod; thence S 85°31'00"E 27.30 feet to the point of beginning, containing 5.02 acres of land, more or less.

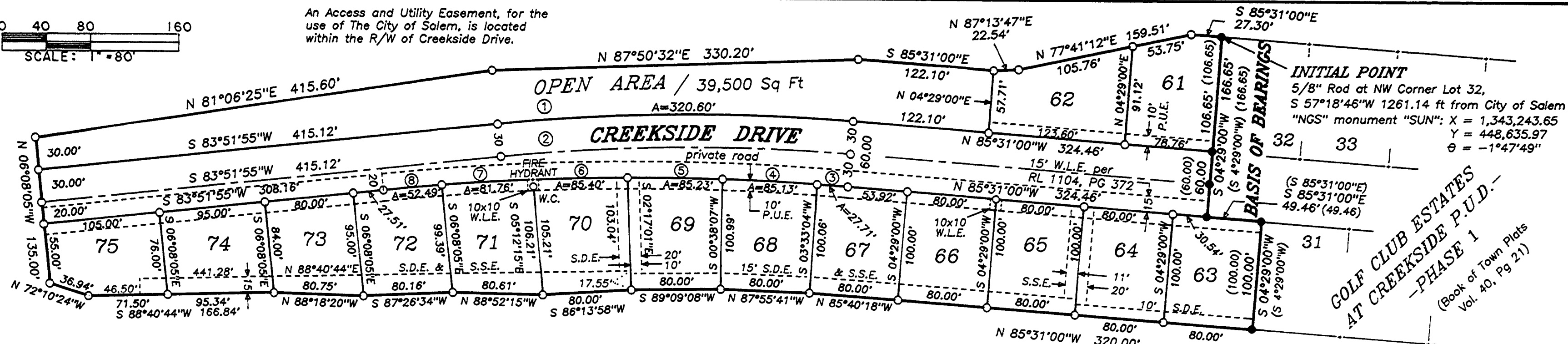
**GOLF CLUB ESTATES AT CREEKSIDE
P.U.D.--PHASE 2**

in the N 1/2 of SECTION 22, T8S, R3W, W.M.
CITY OF SALEM
MARION COUNTY, OREGON

FEBRUARY 23, 1994



An Access and Utility Easement, for the use of The City of Salem, is located within the R/W of Creekside Drive.

**DECLARATION**

Know all people by these presents that Hawaii Northwest Ventures, an Oregon limited partnership, is the recorded owner of the lands represented on this subdivision plat and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be surveyed and platted into lots as shown on the attached plat and to be dedicated "GOLF CLUB ESTATES AT CREEKSIDE P.U.D.--PHASE 2".

We hereby dedicate Creekside Drive to be a private street.

All easements laid out through and upon said land as shown, or noted, on the attached plat are hereby dedicated to said use for the parties as shown thereon.

There are no water rights appurtenant to this property.

James Hoover
James Hoover
Managing Partner, Hawaii Northwest Ventures

ACKNOWLEDGEMENT

STATE OF OREGON)
S.S.
COUNTY OF MARION)

This is to certify that on this 21st day of MARCH, 1994, before me, a Notary Public in and for said State and County, did personally appear James Hoover, Managing Partner of Hawaii Northwest Ventures, an Oregon Limited Partnership, who has proven to me to be the identical persons named in the foregoing instrument, and that said instrument was executed on behalf of said partnership, and acknowledged to me that he executed said instrument freely and voluntarily.

Theodore J. Langton
Notary Public for the State of Oregon

My Commission Expires 7/8/94

SUBDIVISION PLAT CONSENT

Bank of Salem, Beneficiary of that certain trust deed recorded in Reel 1089, Page 315, Deed Records of Marion County, does hereby consent and agree to the conditions of and the subdivision of said land described in the above referenced trust deed and recorded as GOLF CLUB ESTATES AT CREEKSIDE P.U.D.--PHASE 2 in Marion County Book of Town Plats Reel _____ Page _____

P.C. Vrontakis
P.C. Vrontakis
President, Bank of Salem

ACKNOWLEDGEMENT

STATE OF OREGON)
S.S.
COUNTY OF MARION)

This is to certify that on this _____ day of _____, 199____, before me, a Notary Public in and for said State and County, did personally appear P.C. Vrontakis, who has proven to me to be the identical person named in the foregoing instrument, and that said instrument was executed on behalf of Bank of Salem, and acknowledged to me that he executed said instrument freely and voluntarily.

P.C. Vrontakis
Notary Public for the State of Oregon

My Commission Expires _____



CURVE	RADIUS	LENGTH	DELTA	CHORD & BEARING
1	1730.00'	320.60'	10°37'05"	320.15' S 89°10'28"W
2	1700.00'	315.04'	10°37'05"	314.59' S 89°10'27"W
3	2254.00'	27.71'	0°42'16"	27.71' N 85°52'08"W
4	2254.00'	85.13'	2°09'50"	85.12' N 87°18'11"W
5	2254.00'	85.23'	2°09'59"	85.22' N 89°28'05"W
6	2254.00'	85.40'	2°10'15"	85.39' S 88°21'48"W
7	2254.00'	81.76'	2°04'42"	81.76' S 86°14'20"W
8	2254.00'	52.49'	1°20'04"	52.49' S 84°31'58"W

LOT AREAS (in Sq Ft)

LOT #	AREA	LOT #	AREA	LOT #	AREA
61	8,000	66	8,000	71	8,335
62	9,000	67	8,089	72	7,789
63	8,000	68	8,319	73	7,160
64	8,000	69	8,446	74	7,600
65	8,000	70	8,669	75	7,311

APPROVALS

The attached plat is hereby approved & Declaration accepted:

P.U.D. 93-1
City of Salem Planning File No.

Donna M. Wells Apr 11, 1994
President, Salem Planning Commission Date
PUD 93-1

Alan R. Burt APRIL 7, 1994
Salem City Surveyor Date
Donna M. Wells 4-15-94
Marion County Assessor Date

Taxes have been paid to this date: JUNE 30, 1994

Ken R. Burt 4-15-94
Marion County Tax Collector Date

P.C. Vrontakis 4-15-94
CHAIR/VICE CHAIR, MARION COUNTY COMMISSION Date

Homeowners Association Bylaws are recorded in Reel 1157,
Page 43, Marion County Records.

STATE OF OREGON)
S.S.
COUNTY OF MARION)

I hereby certify that the attached subdivision plat, was received for record on the 15th day of APRIL, 1994 at 4:05 o'clock PM, and recorded in Marion County Records in "Book of Town Plats, Volume 40, Page 94". Also referenced in Marion County Deed Records, Reel 1152, Page 339

Alan Davidson, Marion County Clerk

Alan Davidson
Deputy County Clerk

16 15
21 22
Marion County
Brass Cap

NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 503-757-9050

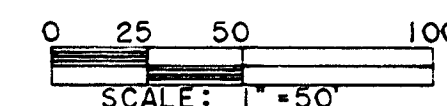
REGISTERED
PROFESSIONAL
LAND SURVEYOR

THEODORE JAMES LANSTON
1823
RENEWAL DATE 12/31/94

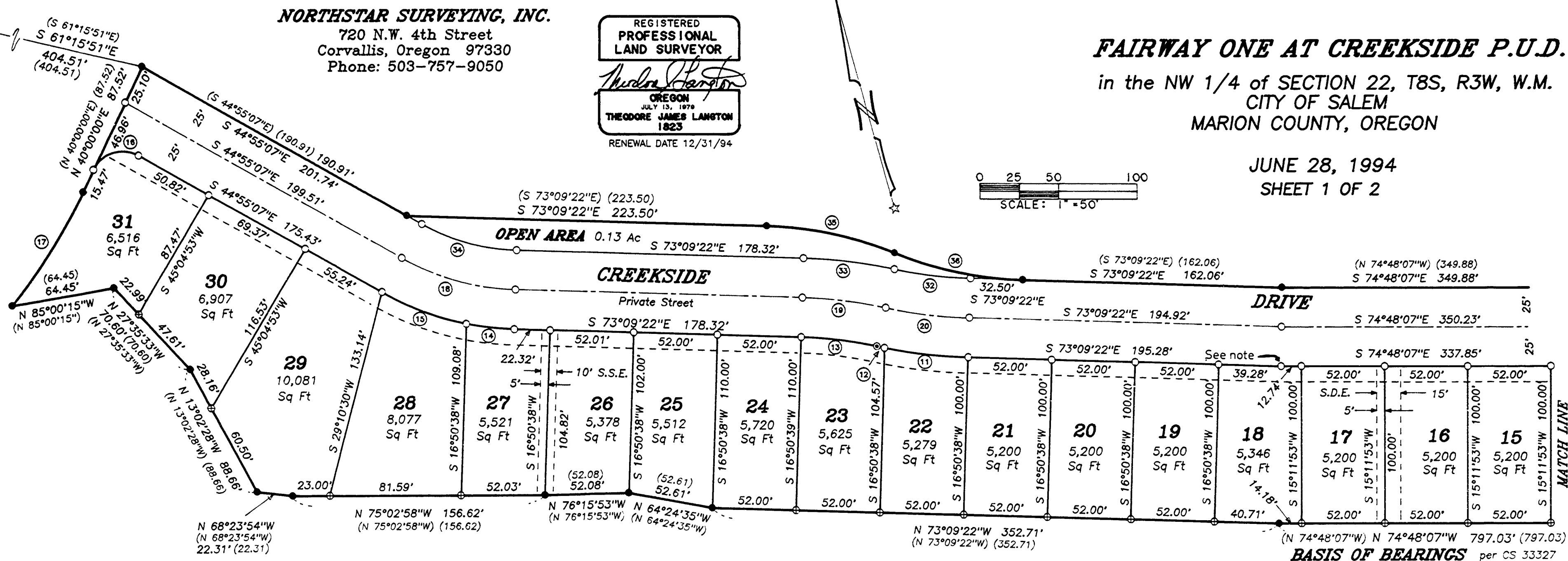
FAIRWAY ONE AT CREEKSIDE P.U.D.

in the NW 1/4 of SECTION 22, T8S, R3W, W.M.
CITY OF SALEM
MARION COUNTY, OREGON

JUNE 28, 1994
SHEET 1 OF 2



CREEKSIDE\FWY15-31\w\l

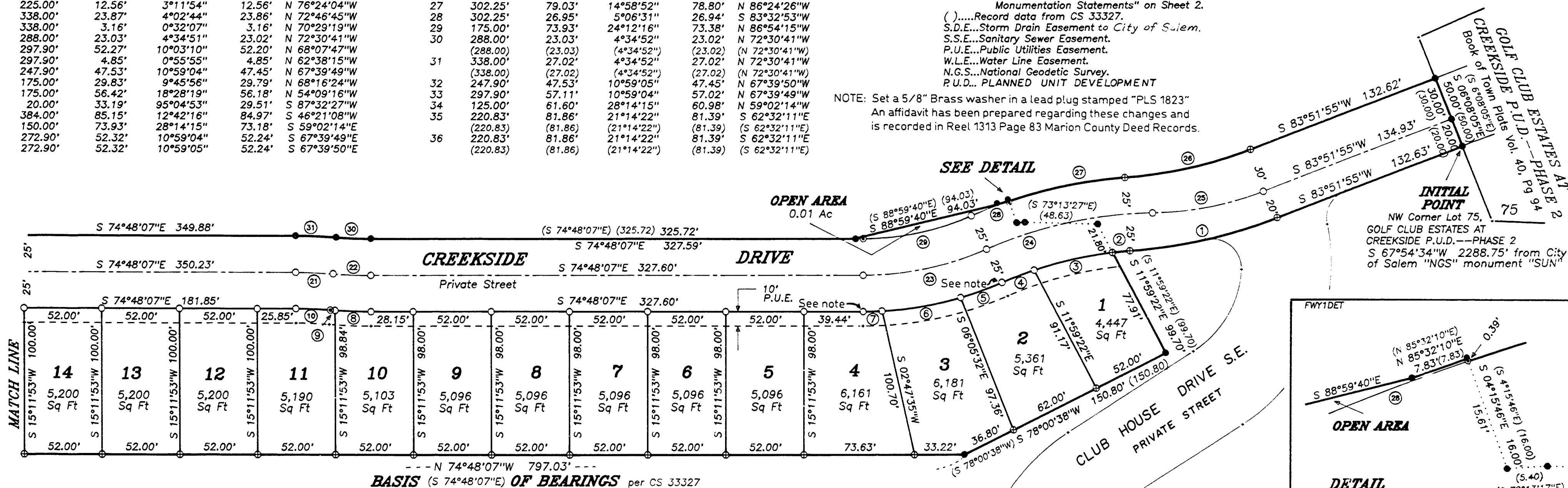


CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
1	336.92'	101.25'	17°13'06"	100.87'	N 87°31'30"W	21	313.00'	25.03'	4°34'51"	25.02'	S 72°30'41"E
2	252.25'	11.67'	2°39'05"	11.67'	N 80°14'32"W	22	313.00'	25.03'	4°34'51"	25.02'	S 72°30'41"E
3	252.25'	53.77'	12°12'46"	53.67'	N 87°40'27"W	23	200.00'	84.49'	24°12'16"	83.86'	S 86°54'15"E
4	252.25'	23.01'	5°13'32"	23.00'	S 83°36'24"W	24	277.25'	113.98'	23°33'18"	113.18'	S 87°13'43"E
5	225.00'	29.33'	7°28'08"	29.31'	S 84°43'42"W	25	210.00'	75.81'	20°41'01"	75.40'	S 85°47'35"E
6	225.00'	53.16'	13°32'13"	53.04'	N 84°46'08"W	26	286.95'	86.23'	17°13'06"	85.91'	N 87°31'32"W
7	225.00'	12.56'	3°11'54"	12.56'	N 76°24'04"W	27	302.25'	79.03'	14°58'52"	78.80'	N 86°24'26"W
8	338.00'	23.87'	4°02'44"	23.86'	N 72°46'45"W	28	302.25'	26.95'	5°06'31"	26.94'	S 83°32'53"W
9	338.00'	3.16'	0°32'07"	3.16'	N 70°29'19"W	29	175.00'	73.93'	24°12'16"	73.38'	N 86°54'15"W
10	288.00'	23.03'	4°34'51"	23.02'	N 72°30'41"W	30	288.00'	23.03'	4°34'52"	23.02'	N 72°30'41"W
11	297.90'	52.27'	10°03'10"	52.20'	N 68°07'47"W	31	(288.00)	(23.03)	(4°34'52")	(23.02)	(N 72°30'41"W)
12	297.90'	4.85'	0°55'55"	4.85'	N 62°38'15"W	32	338.00'	27.02'	4°34'52"	27.02'	N 72°30'41"W
13	247.90'	47.53'	10°59'04"	47.45'	N 67°39'49"W	33	247.90'	47.53'	10°59'05"	47.45'	N 67°39'50"W
14	175.00'	29.83'	9°45'56"	29.79'	N 68°16'24"W	34	297.90'	57.11'	10°59'04"	57.02'	N 67°39'49"W
15	175.00'	56.42'	18°28'19"	56.18'	N 54°09'16"W	35	220.83'	81.86'	21°14'22"	81.39'	S 62°32'11"E
16	20.00'	33.19'	95°04'53"	29.51'	S 87°32'27"W	36	220.83'	81.86'	21°14'22"	81.39'	S 62°32'11"E
17	384.00'	85.15'	12°42'16"	84.97'	S 46°21'08"W						
18	150.00'	73.93'	28°14'15"	73.18'	S 59°02'14"E						
19	272.90'	52.32'	10°59'04"	52.24'	S 67°39'49"E						
20	272.90'	52.32'	10°59'05"	52.24'	S 67°39'50"E						

LEGEND

-Found N* monument (= 5/8" rebar with red plastic cap stamped "NORTHSTAR PLS 1823", SET in CS. 33327)
- ⊙.....Set N* monument. (5/8" REBAR WITH RED PLASTIC CAP STAMPED "NORTHSTAR PLS 1823")
- ⊙.....Set 1" (inside diameter) x 30" iron pipe with red plastic cap stamped "NORTHSTAR PLS 1823".
-Position to be monumented after road construction -- see "Post Monumentation Statements" on Sheet 2.
- ().....Record data from CS 33327.
- S.D.E....Storm Drain Easement to City of Salem.
- S.S.E....Sanitary Sewer Easement.
- P.U.E....Public Utilities Easement.
- W.L.E....Water Line Easement.
- N.G.S....National Geodetic Survey.
- P.U.D....PLANNED UNIT DEVELOPMENT

NOTE: Set a 5/8" Brass washer in a lead plug stamped "PLS 1823"
An affidavit has been prepared regarding these changes and is recorded in Reel 1313 Page 83 Marion County Deed Records.



INITIAL POINT
NW Corner Lot 75,
GOLF CLUB ESTATES AT
CREEKSIDE P.U.D.---PHASE 2
S 67°54'34"W 2288.75' from City
of Salem "NGS" monument "SUN"

DETAIL

1 inch = 10 ft

FAIRWAY ONE AT CREEKSIDE P.U.D.

in the NW 1/4 of SECTION 22, T8S, R3W, W.M.
CITY OF SALEM
MARION COUNTY, OREGON

JUNE 28, 1994

SHEET 2 OF 2

NARRATIVE

This subdivision is an extension of my previous surveys, GOLF CLUB ESTATES AT CREEKSIDE P.U.D.—PHASE 1 and PHASE 2, done in June, 1992, and February, 1994, and CS 33327, done in May, 1994. I used the survey control network from those projects. Thus I show the same data around the perimeter of this map as I did for CS 33327. I set iron pipe monuments at several points on the R/W of Creekside Drive where another monument had to be set nearby to help prevent confusion about what position the monument represents.

SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I have correctly surveyed and marked with proper monuments the land represented on the attached map of FAIRWAY ONE AT CREEKSIDE P.U.D., the boundary of which is described as follows:

A tract of land lying in the Northwest Quarter of Section 22, T8S, R3W, W.M., City of Salem, Marion County, Oregon, being a portion of that tract conveyed to Hawaii Northwest Ventures per Reel 866, Page 191, Deed Records of Marion County, and being more specifically described as follows:

Beginning at a 5/8" iron rod at the Northwest corner of Lot 75, GOLF CLUB ESTATES AT CREEKSIDE P.U.D.—PHASE 2, being on the southerly right-of-way line of Creekside Drive, a private street; thence along said right-of-way line S 83°51'55"W 132.63 feet to a 5/8" iron rod; thence on the arc of a 336.92 foot radius curve right (Long Chord: N 87°31'30"W 100.87) 101.25 feet to a 5/8" iron rod; thence on the arc of a 252.25 foot radius curve left (Long Chord: N 80°14'32"W 11.67 feet) 11.67 feet to a 5/8" iron rod; thence leaving said right-of-way line S 11°59'22"E 77.91 feet to a 5/8" iron rod; thence S 78°00'38"W 150.80 feet to a 5/8" iron rod; thence N 74°48'07"W 797.03 feet to a 5/8" iron rod; thence N 73°09'22"W 352.71 feet to a 5/8" iron rod; thence N 64°24'35"W 52.61 feet to a 5/8" iron rod; thence N 76°15'53"W 52.08 feet to a 5/8" iron rod; thence N 75°02'58"W 156.62 feet to a 5/8" iron rod; thence N 68°23'54"W 22.31 feet to a 5/8" iron rod; thence N 13°02'28"W 88.66 feet to a 5/8" iron rod; thence N 27°35'33"W 70.60 feet to a 5/8" iron rod; thence N 85°00'15"W 64.45 feet to a 5/8" iron rod; thence along the arc of a 384.00 foot radius curve left (Long Chord: N 46°21'08"E 84.97 feet) 85.15 feet to a 5/8" iron rod; thence N 40°00'00"E 87.52 feet to a 5/8" iron rod; thence S 44°55'07"E 190.91 feet to a 5/8" iron rod; thence S 73°09'22"E 223.50 feet to a 5/8" iron rod; thence along the arc of a 220.83 foot radius curve right (Long Chord: S 62°32'11"E 81.39 feet) 81.86 feet to a 5/8" iron rod; thence along the arc of a 220.83 foot curve left (Long Chord: S 62°32'11"E 81.39 feet) 81.86 feet to a 5/8" iron rod; thence S 73°09'22"E 162.06 feet to a 5/8" iron rod; thence S 74°48'07"E 349.88 feet to a 5/8" iron rod; thence along the arc of a 338.00 foot radius curve right (Long Chord: S 72°30'41"E 27.02 feet) 27.02 feet to a 5/8" iron rod; thence along the arc of a 288.00 foot radius curve left (Long Chord: S 72°30'41"E 23.02 feet) 23.02 feet to a 5/8" iron rod; thence S 74°48'07"E 325.72 feet to a 5/8" iron rod; thence S 88°59'40"E 94.03 feet to a 5/8" iron rod; thence N 85°32'10"E 7.83 feet to a 5/8" iron rod; thence S 4°15'46"E 0.39 feet to a 1" iron pipe; thence along the arc of a 302.25 foot curve right (Long Chord: S 86°24'26"E 78.80 feet) 79.03 feet to a 5/8" iron rod; thence along the arc of a 286.95 foot radius curve left (Long Chord: S 87°31'32"E 85.91 feet) 86.23 feet to a 5/8" iron rod; thence N 83°51'55"E 132.62 feet to a 5/8" iron rod on the west line of said GOLF CLUB ESTATES AT CREEKSIDE P.U.D.—PHASE 2, said rod also being on the northerly right-of-way line of said Creekside Drive; thence S 6°08'05"E 50.00 feet to the point of beginning; containing 6.18 acres, more or less.

Homeowners Association bylaws are recorded in Reel 982, Page 273, Marion County Records, Modified Feb. 17, 1994 in Reel 1144, Page 300, and Modified a Second Time May 6, 1994 in Reel 1163, Page 784, Marion County Records.

City of Salem Planning Commission Conditions of Approval are recorded in Reel 1183, Page 646, Marion County Records.

DECLARATION

Know all people by these presents that Hawaii Northwest Ventures, an Oregon Limited Partnership, and RAK Development are the recorded owners of the lands represented on this subdivision plat and more particularly described in the accompanying Surveyor's Certificate, and have caused same to be surveyed and platted into lots as shown on the attached plat and to be dedicated "FAIRWAY ONE AT CREEKSIDE P.U.D."

We hereby dedicate Creekside Drive to be a private street. A Public Utility Easement, for water, sanitary sewer and storm drain, lies within the right-of-way of the street.

All easements laid out through and upon said land as shown, or noted, on the attached plat are hereby dedicated to said use for the parties as shown thereon.

There are no water rights appurtenant to this property.

James Hoover
James Hoover
Managing Partner, Hawaii Northwest Ventures

Rudy Kadlub
Rudy Kadlub,
President, RAK Development

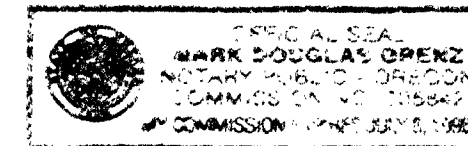
ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF MARION) S.S.

This is to certify that on this 11th day of August, 1994, before me, a Notary Public in and for said State and County, did personally appear James Hoover, Managing Partner of Hawaii Northwest Ventures, who has proven to me to be the identical persons named in the foregoing instrument, and that said instrument was executed on behalf of said Partnership, and acknowledged to me that he executed said instrument freely and voluntarily.

Mark Douglas Grenez
Notary Public for the State of Oregon

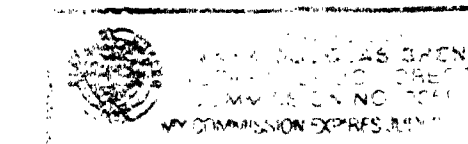
My Commission Expires 7/8/98



This is to certify that on this 11th day of August, 1994, before me, a Notary Public in and for said State and County, did personally appear Rudy Kadlub, President of RAK Development, who has proven to me to be the identical persons named in the foregoing instrument, and that said instrument was executed on behalf of said RAK Development, and acknowledged to me that he executed said instrument freely and voluntarily.

Mark Douglas Grenez
Notary Public for the State of Oregon

My Commission Expires 7/8/98

**SUBDIVISION PLAT CONSENT**

Bank of Salem, Beneficiary of that certain trust deed recorded in Reel 1089, Page 315, Deed Records of Marion County, does hereby consent and agree to the conditions of and the subdivision of said land described in the above referenced trust deed

P.C. Vrontakis
P.C. Vrontakis
President, Bank of Salem

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF MARION) S.S.

This is to certify that on this 16th day of August, 1994, before me, a Notary Public in and for said State and County, did personally appear P.C. Vrontakis, who has proven to me to be the identical person named in the foregoing instrument, and that said instrument was executed on behalf of Bank of Salem, and acknowledged to me that he executed said instrument freely and voluntarily.

Mark Douglas Grenez
Notary Public for the State of Oregon

My Commission Expires 7/8/98

**POST MONUMENTATION STATEMENTS**

As per O.R.S. 92.070 (2), the post monumentation of the interior monuments within this subdivision will be accomplished within 90 calendar days following completion of the paving improvements or one year following the original plat recordation, whichever occurs first in accordance with O.R.S. 92.060.

Theodore J. Langton
Theodore J. Langton
Oregon Registered Land Surveyor No. 1823

In accordance with O.R.S. 92.070, the interior corners of this subdivision have been correctly set with proper monuments. An affidavit has been prepared regarding the setting of said monuments and is recorded in Reel 1313, Page 83, Marion County Deed Records.

Robert Ray Wittich 5-28-1996
Marion County Surveyor Date

APPROVALS

The attached plat is hereby approved & Declaration accepted:

City of Salem Planning File No. P.U.D. 93-1.

George Miller Aug 25, 1994
President, Salem Planning Commission Date

Julius Sauer 8-30-94
Salem City Surveyor Date
Marion County Assessor Date

Taxes have been paid to this date: 6-30-95
Ken Reddybush by: Mark Grenez 8-30-94
Marion County Tax Collector Date
Franklin Francis 8/30/94
Chairperson / Vice-Chairperson
Marion County Board of Commissioners Date

STATE OF OREGON)
COUNTY OF MARION) S.S.

I hereby certify that the attached subdivision plat, was received for record on the 30th day of August, 1994, at 4:54 o'clock P.M. and recorded in Marion County Records in "Book of Town Plats, Volume 40, Page 113. Also referenced in Marion County Deed Records, Reel 1183, Page 646

Alan Davidson, Marion County Clerk

by: S.M. Davidson
Deputy County Clerk

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore J. Langton
OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823

RENEWAL DATE 12/31/94

NORTHSTAR SURVEYING, INC.

720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 503-757-9050

Partition

July 11, 2023



Applicant:

Creekside Golf Course LLC

Applicant's Representative:

Brandie Dalton, Land-Use Consultant
Multi/Tech Engineering
1155 SE 13th Street
Salem, Oregon 97306
(503) 363-9227
bdalton@mtengineering.net

Site:

West of Crooked Stick Loop SE
North of Creekside Drive SE
083W22BA/Tax Lot 7000/083W22AB

CRITERIA AND APPLICANT'S REASONS ADDRESSING UDC 205.005(d):

UDC 205.005(d)(1):

Proposal: The subject property consists of approximately 13.6 acres (083W22BA/Tax Lots 100 and 7000/083W22AB) and are zoned RA (Residential Agriculture). In 1995, a Property Line Adjustment was recorded to eliminate Tax Lot 100 via Recorded Survey MCSR-33075. Therefore, the subject property only consists of Tax Lot 7000 now.

Proposed Adjustments:

-Lot Width to Depth Ratio (SRC Table 511-2)

The proposal is to divide approximately 13.6 acres into 2 Parcels:

Proposed:

Parcel 1- 10.64 Acres

Parcel 2- 2.96 Acres

Proposed Lot Width:

*Parcel 1- 320.70'

*Parcel 2- 130'

Proposed Lot Depth: An adjustment to lot width to depth ratio (Table 511-2) has been requested.

*Parcel 1-1600' (962' allowed)

*Parcel 2- 1030' (390' allowed)

Lot Frontage: Proposed Parcel 1 has frontage onto Crooked Stick Loop (east) and Creekside Drive (south). Parcel 2 has frontage onto Creekside Drive (south).

City Infrastructure standards: Water, sewer, storm drainage plans will be submitted to the Public Works Department for final plat and construction plan approval at the final plat stage. The tentative site plan illustrates the location of the public utility lines. The proposal meets applicable Salem Area Comprehensive Plan Policies for properties within the Urban Growth Boundary. The proposal encourages the efficient use of developable land. Public facilities and services are available to serve the site, including services such as water, sanitary and storm sewer and fire/life/safety services.

UDC 205.005(d)(2): "The tentative partition plan does not impede the future use or development of the property or adjacent land."

Approval of the proposed partition does not impede future use of the remainder of the subject property or adjoining lands. The proposal is to divide Tax Lot 7000 into two Parcels. Parcel 1 will continue to be used for the golf course. Parcel 2 will have the potential to be further divided as shown on the shadow plan.

The subject property will continue to be part of an active Homeowners Association (HOA).

Therefore, the approval does not impede future use of the remainder surrounding properties. The proposal provides for further development of the site consistent with current zoning standards.

UDC 205.005(d)(3): "Development within the tentative partition plan can be adequately served by City infrastructure."

The property is inside the Urban Services Area (USA), therefore, partitioning the property does require a UGA Preliminary Declaration. Urban Growth Preliminary Declaration Case No UGA90-09 was issued and included the subject property.

The City's adopted facility plans, and construction requirements are the basis for the provision of facilities and any conditions of approval imposed on the development to meet service requirements. The proposal is to divide Tax Lot 7000 into two Parcels. All existing and proposed utilities have been identified. The Public Works Department is responsible for reviewing the proposal to determine the public facility construction and other requirements necessary to serve the development and provide for future development of any adjoining properties. All conditions of approval will be met at the time of development.

City of Salem water and sewer service is available to the proposed parcels. The improvement of the access ways will facilitate vehicle and pedestrian access to the public street system. The Salem-Keizer School District and the Salem-Keizer Transit District serve the site.

UDC 205.005(d)(4): "The street system in and adjacent to the tentative partition plan conforms to the Salem Transportation System Plan."

General Circulation: The proposed partition will result in the creation of two parcels. Vehicular access to Parcels 1 and 2 will be taken from Creekside Drive SE. The existing streets will provide safe and efficient access to the parcels and the existing street system, by providing direct access to the site.

Boundary Streets: Creekside Drive SE abuts the subject properties to the south. Crooked Stick Loop abuts the subject property to the east. Both streets are fully developed.

Internal Streets: There are no additional internal public streets proposed or required in conjunction with the proposed partition.

Transportation Planning Rule Review:

The City of Salem's TPR encourages a reduction in automobile trips by capitalizing on transit opportunities and by creating an environment that encourages people to walk. The proposed partition is a "limited land use decision" pursuant to Oregon Revised Statute (ORS) 197.015, and has therefore been reviewed for consistency with the State's TPR multi-modal connectivity requirements, and is consistent as follows:

- (a) Mass Transit: The nearest transit service near the site is provided via Route 21 (Rees Hill Loop), on Sunnyside Road to the east of the site.

As an infill proposal, the transportation network in the area is already established or continuing to be established with new development. Connections to the existing system are provided by existing streets and access to serve the new parcels. The subject property, as proposed and conditioned, is served with adequate transportation infrastructure, and the street system adjacent to the property provides for safe, orderly, and efficient circulation of traffic into and out of the property.

The major street network in the area has been established and is consistent with the Salem Transportation System Plan which implements the Comprehensive Plan. Public Works Department will address any applicable requirements for right-of-way conveyance that might be required because of this partition.

Creekside Drive and Crooked Stick Loop are both 'local' streets and provide connections to the street system that serves the area.

The partition is served with other adequate transportation infrastructure, and the street system adjacent the property will conform to the Salem Transportation System Plan and provide for safe, orderly, and efficient circulation of traffic into, through, and out of the subject property once the access ways are hard-surfaced and physically connected to the public street system.

UDC 205.005(d)(5): "The street system in and adjacent to the tentative partition plan is designed so as to provide for the safe, orderly, and efficient circulation of traffic into, through, and out of the partition."

The major street network in the area has been established and is consistent with the Salem Transportation System Plan which implements the Comprehensive Plan.

The partition is served with other adequate transportation infrastructure, and the existing street system adjacent the property and the access easement will conform to the Salem Transportation System Plan and provide for safe, orderly, and efficient circulation of traffic into, through, and out of the subject property physically connected to the public street system.

UDC 205.005(d)(6): "The tentative partition plan takes into account the topography and vegetation of the site so the need for variances is minimized to the greatest extent practicable."

The partition code requires City approval of lots be suitable for the general purpose for which they are likely to be developed. No lots can be of such a size or configuration that is detrimental to public health, safety, or welfare or sanitary needs of users of the parcel or lot.

The partition plan takes into consideration the topography and vegetation of the site. There are no trees located within the boundary of Tax Lot 7000.

The proposed lots are of sufficient size and dimensions to permit future development. The lot dimensions are illustrated on the tentative site plan. The subdivision code regulates minimum lot sizes. Final conformance to minimum lot size and buildable lot area will be confirmed when the final plat is submitted to the City for review and approval.

The layout of the lots takes into consideration the topography and vegetation of the site. All lots and streets are in compliance with the UDC. Therefore, this criteria has been met.

UDC 205.005(d)(7): "The layout, size, and dimensions of the parcels within the tentative partition plan take into account the topography and vegetation of the site, such that the least disruption of the site, topography, and vegetation will occur from the reasonable development of the parcels."

The subdivision code requires City approval of lots be suitable for the general purpose for which they are likely to be developed. No lots can be of such a size or configuration that is detrimental to public health, safety, or welfare or sanitary needs of users of the parcel or lot.

The proposed parcels are of sufficient size and dimensions to permit future development of single-family dwellings on the new parcels. The parcel dimensions are illustrated on the tentative site plan. The subdivision and zone codes regulate minimum lot sizes. Final conformance to minimum lot size and buildable lot area will be confirmed when the final plat is submitted to the City for review and approval.

The proposal is to divide approximately 13.6 acres into 2 Parcels:

Proposed:

Parcel 1- 10.64 Acres

Parcel 2- 2.96 Acres

Proposed Lot Width:

*Parcel 1 (TL 7000)- 320.70'

*Parcel 2 (TL 100)- 130'

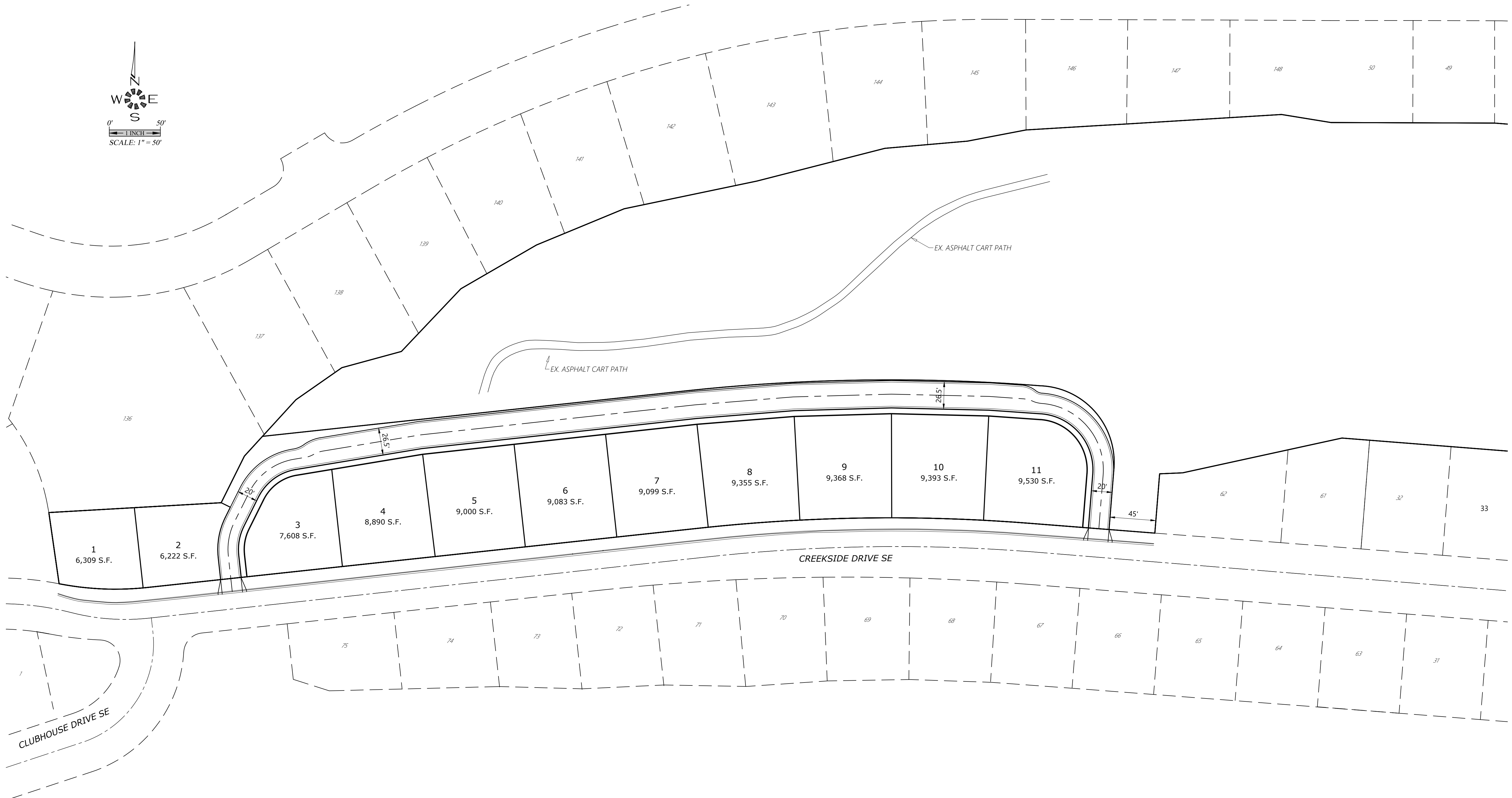
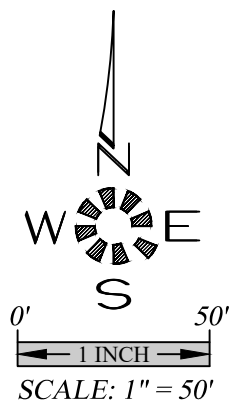
Proposed Lot Depth: An adjustment to lot width to depth ratio (Table 511-2) has been requested.

*Parcel 1-1600' (962' allowed)

*Parcel 2- 1030' (390' allowed)

Tree Conservation Plan:

As shown on the existing conditions plan, there are no trees 10" in diameter or greater located within the boundary of the subject property.



MULTI/TECH

ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR. 97302
PH. (503) 363-5277 FAX (503) 366-2660
www.mteengineering.net office@mteengineering.net

PARCEL 2

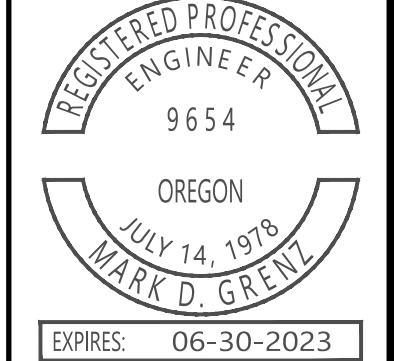
SHADOW PLAN

CREEKSIDE

NO CHANGES, MODIFICATIONS
OR REVISIONS CAN BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

6246 103-SHADOW

Design:	M.D.G.
Drawn:	M.K.D.
Checked:	B.M.G.
Date:	----
Scale:	AS SHOWN
As-Built:	----

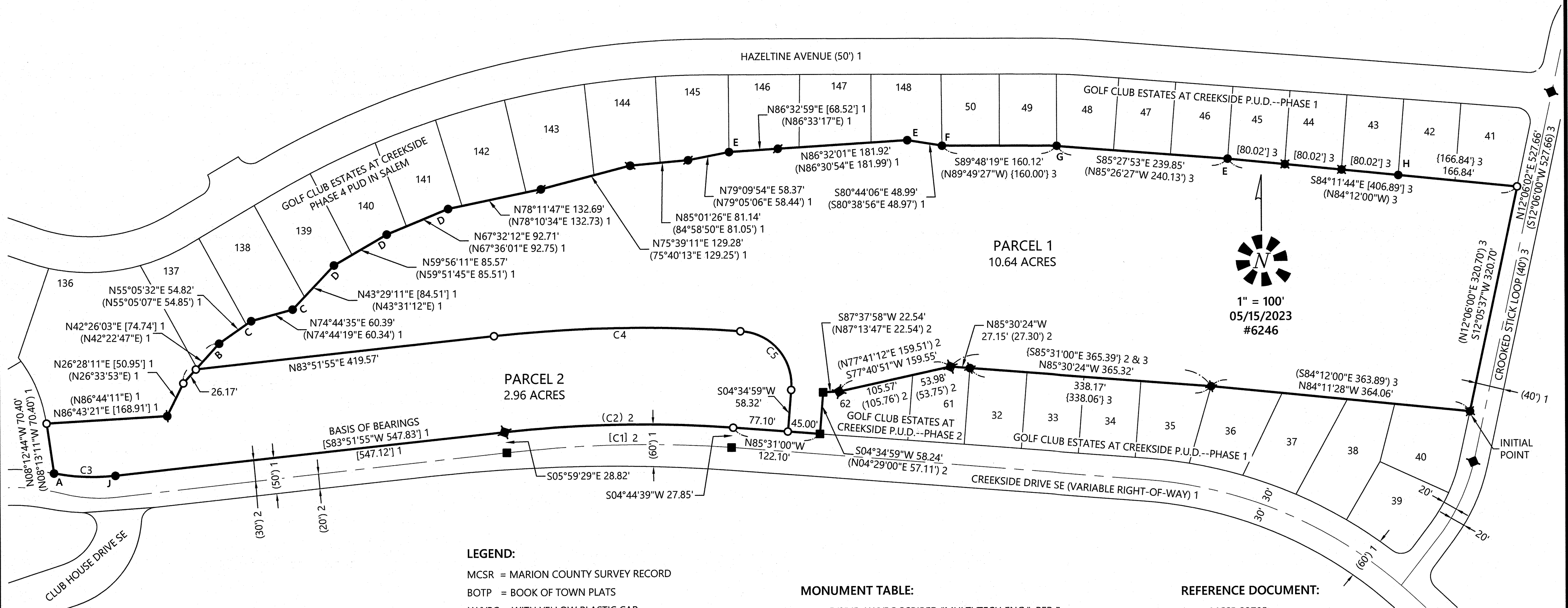


JOB # 6246

PARTITION PLAT No. 2023-

IN THE NW 1/4, NE 1/4, SEC.22, T. 8S., R.3W., 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]	1,700.00'	10°37'06"	315.05'	N89°03'02"E	314.60'
(C2)	1,730.29'	10°36'30"	320.36'	S89°14'26"W	319.91'
C3	288.69'	17°07'02"	86.25'	S87°32'59"E	85.93'
C4	1,865.29'	10°36'22"	345.28'	S89°14'22"W	344.79'
C5	75.00'	92°56'58"	121.67'	S40°41'04"E	108.76'

LEGEND:

MCSR = MARION COUNTY SURVEY RECORD
BOTP = BOOK OF TOWN PLATS
W/YPC = WITH YELLOW PLASTIC CAP
W/RPC = WITH RED PLASTIC CAP
IR = IRON ROD
P. = PAGE
V. = VOLUME
R. = REEL
D = DOCUMENT
() = RECORD DATA PER SURVEY NOTED
[] = RECORD AND MEASURED DATA PER SURVEY NOTED
{ } = CALCULATED DATA PER 6
○ = SET 5/8" X 30" IR, W/YPC SCRIBED "MULTI/TECH ENG."
● = FOUND MONUMENT AS NOTED IN MONUMENT TABLE
● = 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823" PER 1
■ = 5/8" IR, PER 2
■ = 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823" PER 2
■ = 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823" PER 3
■ = 5/8" IR, PER 3

MONUMENT TABLE:

A. 5/8" IR, W/YPC SCRIBED "MULTI/TECH ENG.", PER 5
B. 5/8" IR, 0.5' DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
C. 5/8" IR, 1.0' DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
D. 5/8" IR, 0.3' DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
E. 5/8" IR, 0.6' DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
F. 5/8" IR, 0.6' DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 3
G. 5/8" IR, 0.4' DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 3
H. 5/8" IR, PER 3
J. 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 4

NOTES:

1. ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.

2. ALL MONUMENTS SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED.

REFERENCE DOCUMENT:

- MCSR 33705
- GOLF CLUB ESTATES AT CREEKSIDE P.U.D. PHASE 2. B. 40, P. 94, BOTP
- GOLF CLUB ESTATES AT CREEKSIDE P.U.D. PHASE 1. B. 40, P. 21, BOTP
- FAIRWAY ONE AT CREEKSIDE P.U.D. B. 40, P. 113, BOTP
- ECOWEST AT CREEKSIDE P.U.D. PHASE 2. B. 44, P. 98, BOTP
- GOLF CLUB ESTATES AT CREEKSIDE P.U.D. PHASE 4. B. 42, P. 77, BOTP

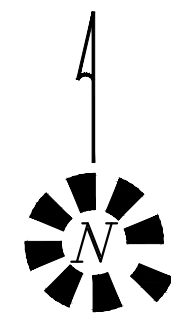
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2025

PARTITION PLAT No. 2023 -

IN THE NW ¼, NE ¼, SEC. 22, T. 8S., R.3W., 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



1" = 80'
05/15/2023
#6246



ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.mtengineering.net offices@mtengineering.net

SITE PLAN

CREEKSIDE

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

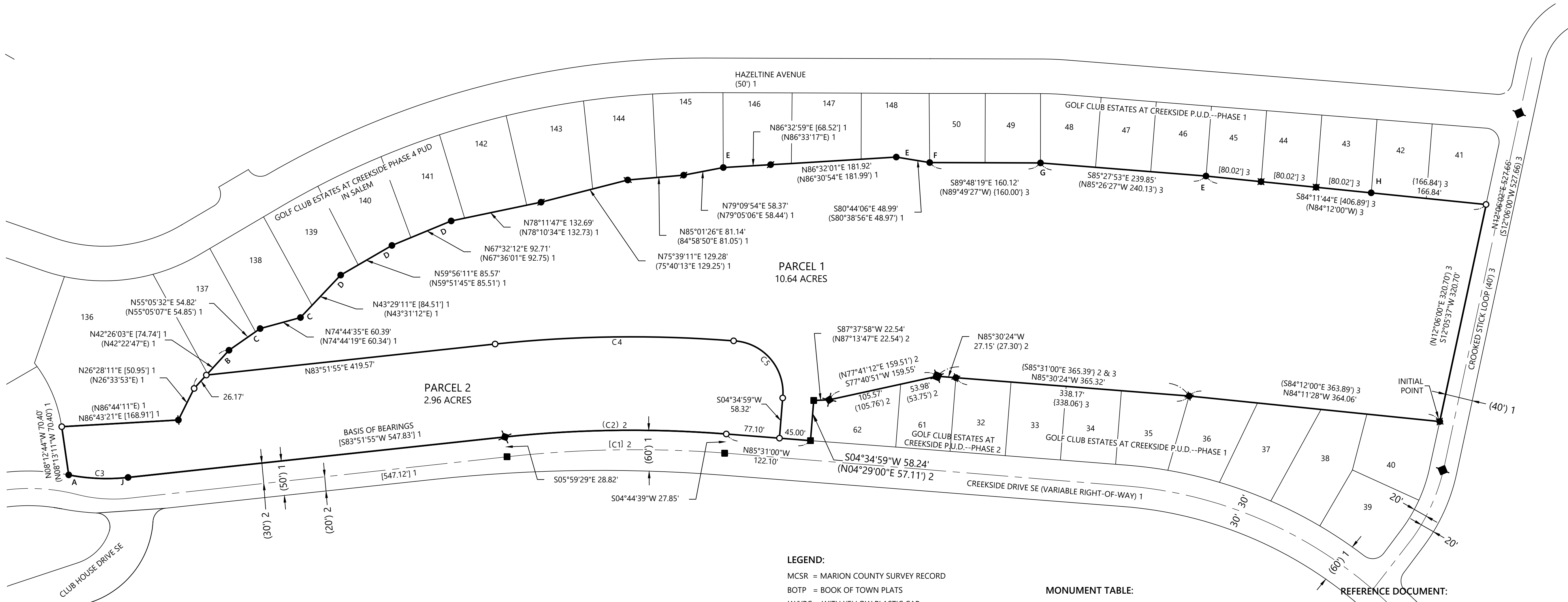
Design: M.D.G. MKD
Drawn: B.M.G.
Checked: AS SHOWN
Scale: AS SHOWN
As-Built: AS SHOWN

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2025
JOB # 6246

101



LEGEND:

MCSR = MARION COUNTY SURVEY RECORD

BOTP = BOOK OF TOWN PLATS

W/YPC = WITH YELLOW PLASTIC CAP

W/RPC = WITH RED PLASTIC CAP

IR = IRON ROD

P. = PAGE

V. = VOLUME

R. = REEL

D = DOCUMENT

() = RECORD DATA PER SURVEY NOTED

[] = RECORD AND MEASURED DATA PER SURVEY NOTED

{ } = CALCULATED DATA PER 6

○ = SET 5/8" X 30" IR, W/YPC SCRIBED "MULTI/TECH ENG."

● = FOUND MONUMENT AS NOTED IN MONUMENT TABLE

■ = 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823" PER 1

■ = 5/8" IR, PER 2

■ = 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823" PER 2

■ = 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823" PER 3

■ = 5/8" IR, PER 3

MONUMENT TABLE:

- A. 5/8" IR, W/YPC SCRIBED "MULTI/TECH ENG.", PER 5
B. 5/8" IR, 0.5' DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
C. 5/8" IR, 1.0' DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
D. 5/8" IR, 0.3' DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
E. 5/8" IR, 0.6' DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 1
F. 5/8" IR, 0.6' DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 3
G. 5/8" IR, 0.4' DOWN W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 3
H. 5/8" IR, PER 3
J. 5/8" IR, W/RPC SCRIBED "NORTHSTAR PLS 1823", PER 4

NOTES:

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

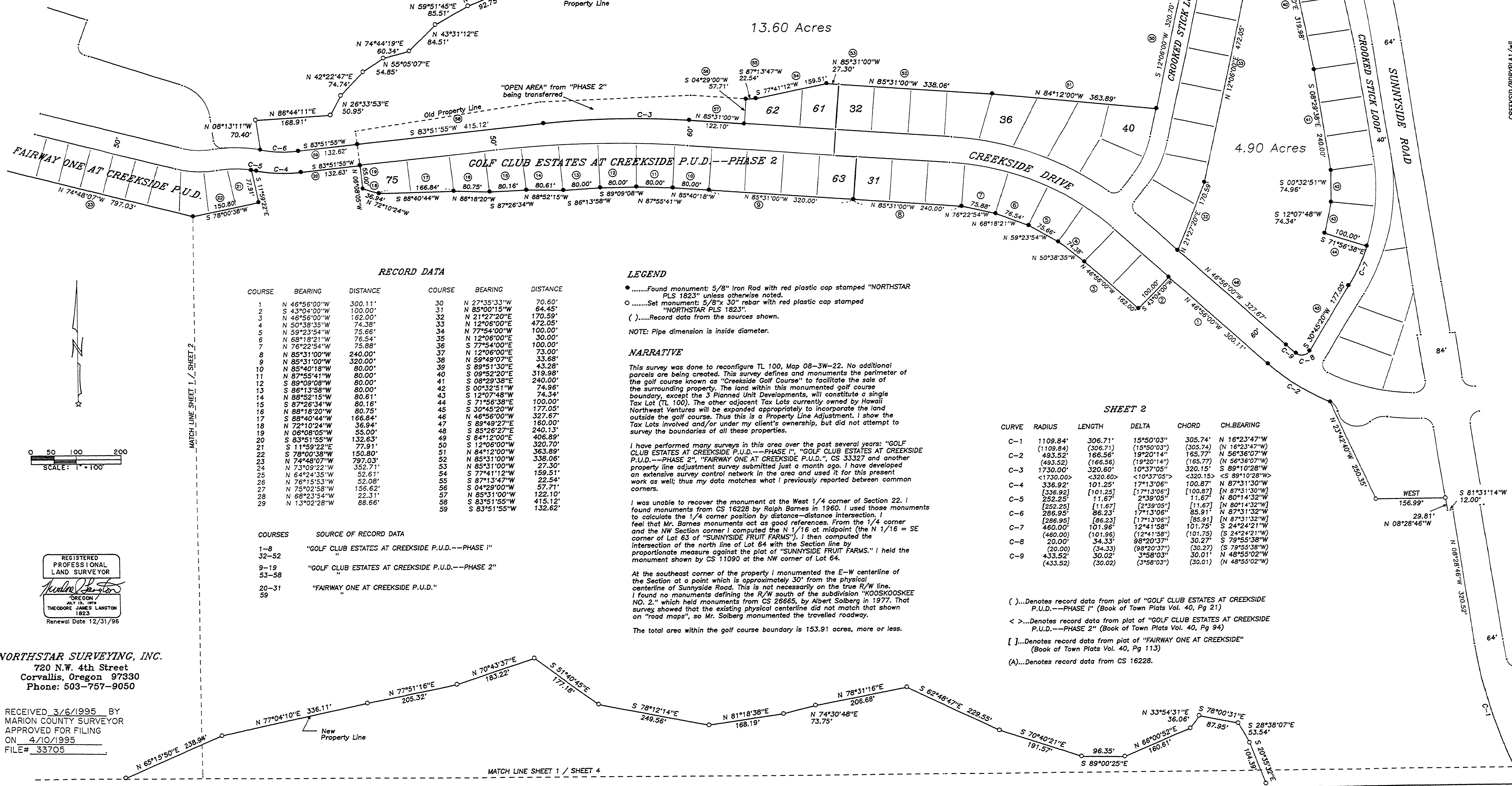
REFERENCE DOCUMENT:

1. MCSR 33705
2. GOLF CLUB ESTATES AT CREEKSIDE
P.U.D. PHASE 2. B. 40, P. 94, BOTP
3. GOLF CLUB ESTATES AT CREEKSIDE
P.U.D. PHASE 1. B. 40, P. 21, BOTP
4. FAIRWAY ONE AT CREEKSIDE
P.U.D. B. 40, P. 113, BOTP
5. ECOWEST AT CREEKSIDE P.U.D.
PHASE 2. B. 44, P. 98, BOTP
6. GOLF CLUB ESTATES AT CREEKSIDE
P.U.D. PHASE 4. B. 42, P. 77, BOTP

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
[C1]	1,700.00'	10°37'06"	315.05'	N89°03'02"E	314.60'
(C2)	1,730.29'	10°36'30"	320.36'	S89°14'26"W	319.91'
C3	288.69'	17°07'02"	86.25'	S87°32'59"E	85.93'
C4	1,865.29'	10°36'22"	345.28'	S89°14'22"W	344.79'
C5	75.00'	92°56'58"	121.67'	S40°41'04"E	108.76'

PROPERTY LINE ADJUSTMENT SURVEY
for
HAWAII NORTHWEST VENTURES
in
SW 1/4 & N 1/2 SECTION 22 and NE 1/4 SECTION 21
T8S, R3W, W.M.
CITY OF SALEM
MARION COUNTY, OREGON

JANUARY 3, 1995
SHEET 1 OF 4



RECORD DATA

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	N 46°56'00\"W	300.11'	30	N 27°35'33\"W	70.60'
2	S 43°04'00\"W	100.00'	31	N 85°00'15\"W	64.45'
3	N 46°56'00\"W	162.00'	32	N 21°27'20\"E	170.59'
4	N 50°38'35\"W	74.38'	33	N 12°06'00\"E	472.05'
5	N 59°23'54\"W	75.66'	34	N 77°54'00\"W	100.00'
6	N 68°18'21\"W	76.54'	35	N 12°06'00\"E	30.00'
7	N 76°22'54\"W	75.88'	36	S 77°54'00\"E	100.00'
8	N 85°31'00\"W	240.00'	37	N 12°06'00\"E	73.00'
9	N 85°31'00\"W	320.00'	38	N 12°06'00\"E	73.00'
10	N 85°40'18\"W	80.00'	39	S 89°51'30\"E	43.28'
11	N 87°55'41\"W	80.00'	40	S 09°52'20\"E	319.98'
12	S 89°09'08\"W	80.00'	41	S 08°29'38\"E	240.00'
13	S 86°13'58\"W	80.00'	42	S 00°32'51\"W	74.96'
14	N 88°52'15\"W	80.61'	43	S 12°07'48\"W	74.34'
15	S 87°28'34\"W	80.16'	44	S 71°56'38\"E	100.00'
16	N 88°18'20\"W	80.75'	45	S 30°45'20\"W	177.05'
17	S 88°40'44\"W	166.84'	46	N 46°56'00\"W	327.67'
18	N 72°10'24\"W	36.94'	47	S 89°49'27\"E	160.00'
19	N 06°08'05\"W	55.00'	48	S 85°26'27\"E	240.13'
20	S 83°51'55\"W	132.62'	49	S 84°12'00\"W	406.89'
21	S 11°59'22\"E	77.91'	50	S 12°06'00\"W	320.70'
22	S 78°00'38\"W	150.80'	51	N 84°12'00\"W	363.89'
23	N 74°48'07\"W	797.03'	52	N 85°31'00\"W	338.06'
24	N 73°09'22\"W	352.71'	53	N 85°31'00\"W	27.30'
25	N 64°24'35\"W	52.61'	54	S 77°41'12\"W	159.51'
26	N 76°15'53\"W	52.08'	55	S 87°13'47\"W	22.54'
27	N 75°02'58\"W	158.62'	56	S 04°29'00\"W	57.71'
28	N 68°23'54\"W	22.31'	57	N 85°31'00\"W	122.10'
29	N 13°02'28\"W	88.66'	58	S 83°51'55\"W	415.12'
			59	S 83°51'55\"W	132.62'

COURSES	SOURCE OF RECORD DATA
1-8	"GOLF CLUB ESTATES AT CREEKSIDE P.U.D.--PHASE 1"
32-52	"
9-19	"GOLF CLUB ESTATES AT CREEKSIDE P.U.D.--PHASE 2"
53-58	"
20-31	"FAIRWAY ONE AT CREEKSIDE P.U.D."
59	"

LEGEND

-Found monument: 5/8\" Iron Rod with red plastic cap stamped "NORTHSTAR PLS 1823" unless otherwise noted.
- o.....Set monument: 5/8\"x 30\" rebar with red plastic cap stamped "NORTHSTAR PLS 1823".
- ().....Record data from the sources shown.

NOTE: Pipe dimension is inside diameter.

NARRATIVE

This survey was done to reconfigure TL 100, Map 08-3W-22. No additional parcels are being created. This survey defines and monuments the perimeter of the golf course known as "Creekside Golf Course" to facilitate the sale of the surrounding property. The land within this monumented golf course boundary, except the 3 Planned Unit Developments, will constitute a single Tax Lot (TL 100). The other adjacent Tax Lots currently owned by Hawaii Northwest Ventures will be expanded appropriately to incorporate the land outside the golf course. Thus this is a Property Line Adjustment. I show the Tax Lots involved and/or under my client's ownership, but did not attempt to survey the boundaries of all these properties.

I have performed many surveys in this area over the past several years: "GOLF CLUB ESTATES AT CREEKSIDE P.U.D.--PHASE 1", "GOLF CLUB ESTATES AT CREEKSIDE P.U.D.--PHASE 2", "FAIRWAY ONE AT CREEKSIDE P.U.D.", CS 33327 and another property line adjustment survey submitted just a month ago. I have developed an extensive survey control network in the area and used it for this present work as well; thus my data matches what I previously reported between common corners.

I was unable to recover the monument at the West 1/4 corner of Section 22. I found monuments from CS 16228 by Ralph Barnes in 1960. I used those monuments to calculate the 1/4 corner position by distance-distance intersection. I feel that Mr. Barnes monuments act as good references. From the 1/4 corner and the NW Section corner I computed the N 1/16 at midpoint (the N 1/16 = SE corner of Lot 63 of "SUNNYSIDE FRUIT FARMS"). I then computed the intersection of the north line of Lot 64 with the Section line by proportionate measure against the plat of "SUNNYSIDE FRUIT FARMS." I held the monument shown by CS 11090 at the NW corner of Lot 64.

At the southeast corner of the property I monumented the E-W centerline of the Section at a point which is approximately 30' from the physical centerline of Sunnyside Road. This is not necessarily on the true R/W line. I found no monuments defining the R/W south of the subdivision "KOOSKOOSKEE NO. 2," which held monuments from CS 26665, by Albert Solberg in 1977. That survey showed that the existing physical centerline did not match that shown on "road maps", so Mr. Solberg monumented the travelled roadway.

The total area within the golf course boundary is 153.91 acres, more or less.

SHEET 2

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	1109.84'	306.71'	15°50'03\"	305.74'	N 16°23'47\"W
	(1109.84)	(306.71)	(15°50'03\"	(305.74)	(N 16°23'47\"W)
C-2	493.52'	166.56'	19°20'14\"	165.77'	N 58°36'07\"W
	(493.52)	(166.56)	(19°20'14\"	(165.77)	(N 58°36'07\"W)
C-3	1730.00'	320.60'	10°37'05\"	320.15'	S 89°10'28\"W
	<1730.00>	<320.60>	<10°37'05\"	<320.15>	<S 89°10'28\"W>
C-4	336.92'	101.25'	17°13'06\"	100.87'	N 87°31'30\"W
	(336.92)	(101.25)	(17°13'06\"	(100.87)	(N 87°31'30\"W)
C-5	252.25'	11.67'	2°39'05\"	11.67'	N 80°14'32\"W
	(252.25)	(11.67)	(2°39'05\"	(11.67)	(N 80°14'32\"W)
C-6	286.95'	86.23'	17°13'06\"	85.91'	N 87°31'32\"W
	(286.95)	(86.23)	(17°13'06\"	(85.91)	(N 87°31'32\"W)
C-7	460.00'	101.96'	12°41'58\"	101.75'	S 24°24'21\"W
	(460.00)	(101.96)	(12°41'58\"	(101.75)	(S 24°24'21\"W)
C-8	20.00'	34.33'	98°20'37\"	30.27'	S 79°55'38\"W
	(20.00)	(34.33)	(98°20'37\"	(30.27)	(S 79°55'38\"W)
C-9	433.52'	30.02'	3°58'03\"	30.01'	N 48°55'02\"W
	(433.52)	(30.02)	(3°58'03\"	(30.01)	(N 48°55'02\"W)

().....Denotes record data from plat of "GOLF CLUB ESTATES AT CREEKSIDE P.U.D.--PHASE 1" (Book of Town Plats Vol. 40, Pg 21)

< >.....Denotes record data from plat of "GOLF CLUB ESTATES AT CREEKSIDE P.U.D.--PHASE 2" (Book of Town Plats Vol. 40, Pg 94)

[].....Denotes record data from plat of "FAIRWAY ONE AT CREEKSIDE" (Book of Town Plats Vol. 40, Pg 113)

(A).....Denotes record data from CS 16228.

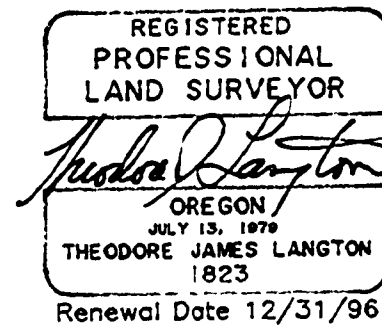
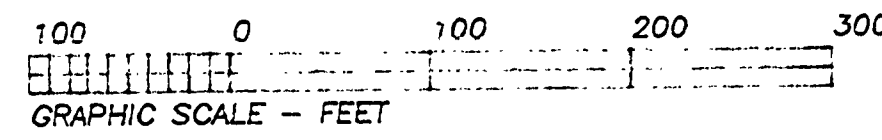
NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 503-757-9050

RECEIVED 3/6/1995 BY
MARION COUNTY SURVEYOR
APPROVED FOR FILING
ON 4/10/1995
FILE# 33705

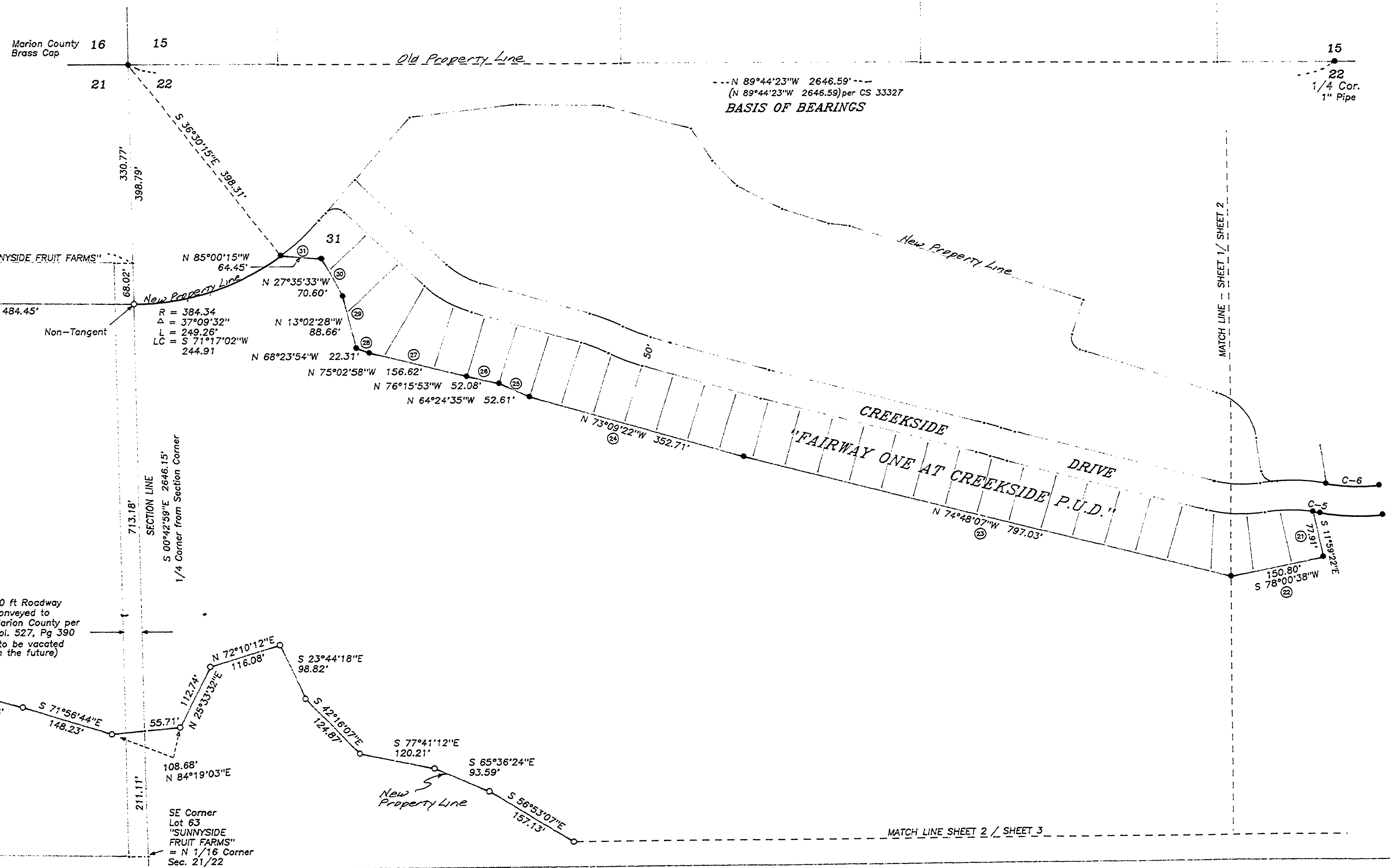
PROPERTY LINE ADJUSTMENT SURVEY
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SW 1/4 N 1/2 SECTION 22 and NE 1/4 SECTION 21
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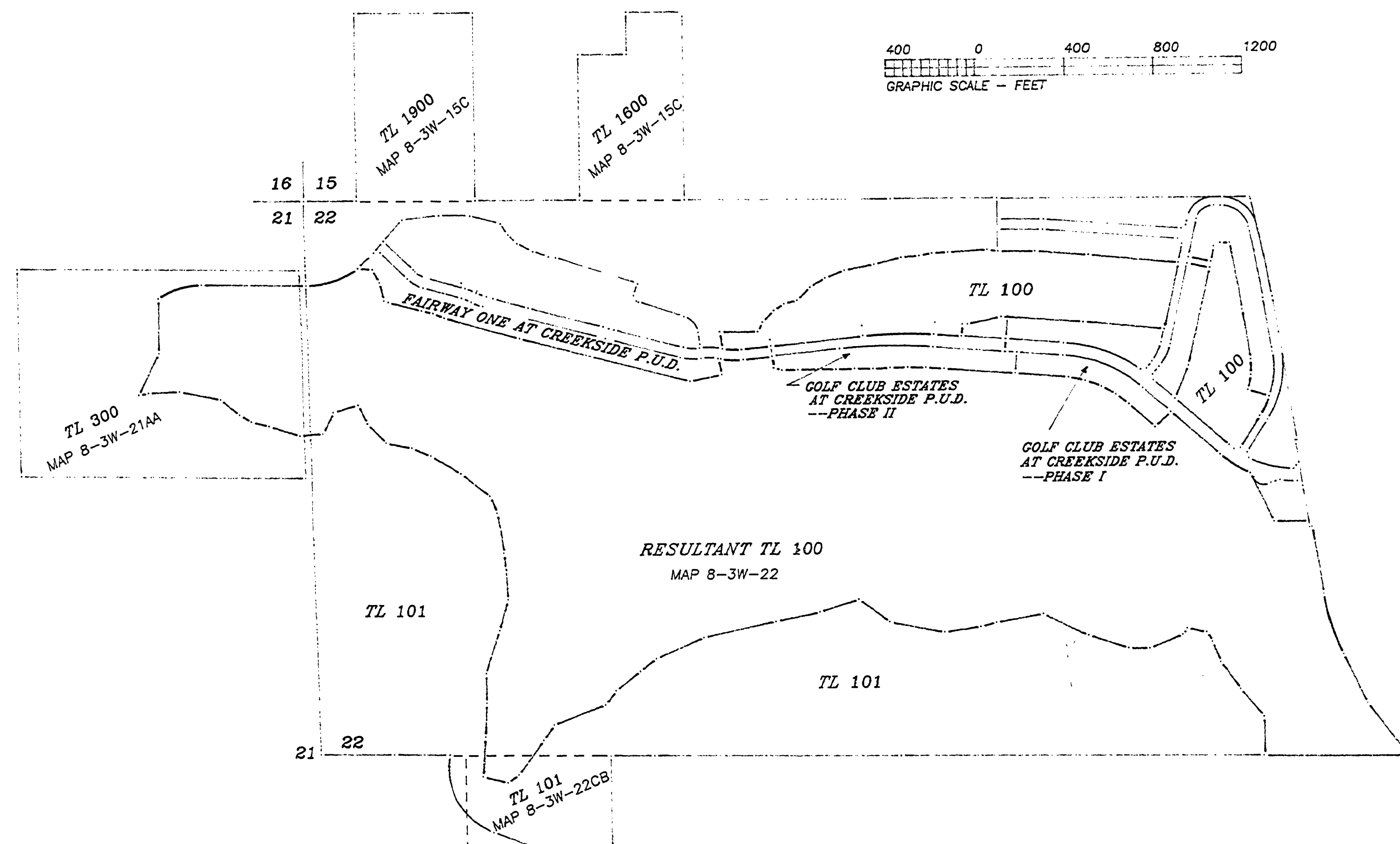
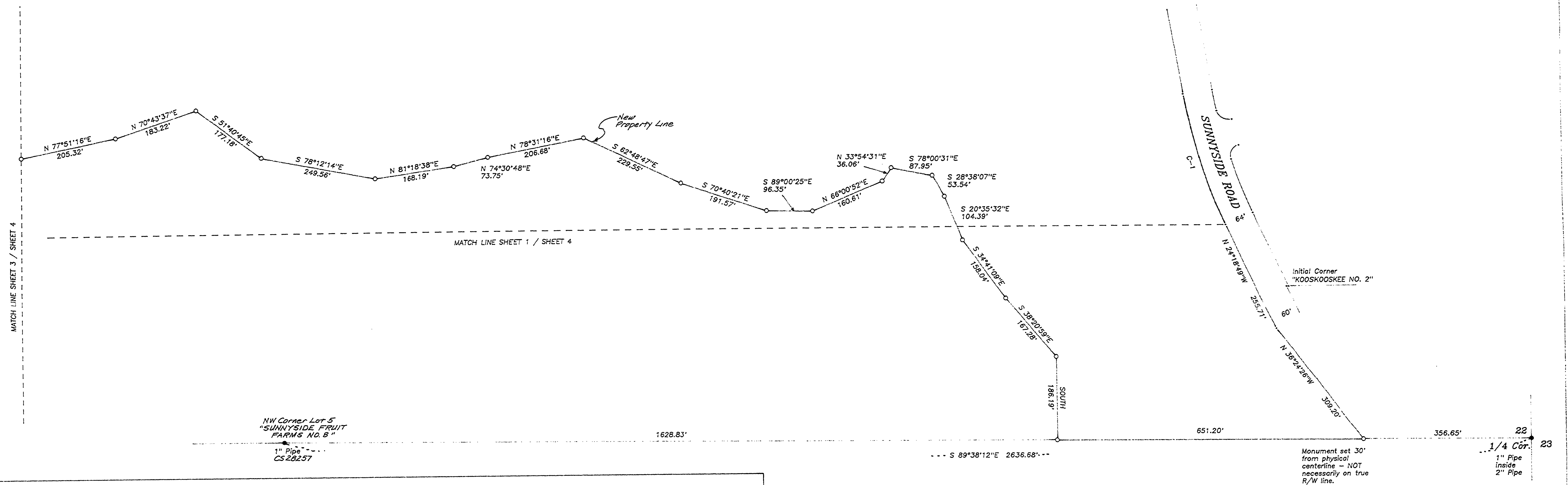
JANUARY 3, 1995

SHEET 2 OF 4



NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 503-757-9050





REGISTERED
PROFESSIONAL
LAND SURVEYOR

Theodore Langton

OREGON
JULY 13, 1979
THEODORE JAMES LANGTON
1823

Renewal Date 12/31/96

NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 503-757-9050

PROPERTY LINE ADJUSTMENT SURVEY
for
HAWAII NORTHWEST VENTURES
in
SW 1/4 & N 1/2 SECTION 22 and NE 1/4 SECTION 21
T8S, R3W, W.M.
CITY OF SALEM
MARION COUNTY, OREGON

JANUARY 3, 1995

SHEET 4 of 4

Planning/Permit Application Center

City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513

503-588-6173 * planning@cityofsalem.net

If you need the following translated in Spanish, please call 503-588-6256.

Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

(For office use only)

Permit #:

Work site location and information

Street address or location of subject property	CREEKSIDE DRIVE SE
Lot size	13.6 Acres
Proposed use or type of development	Partition Tax Lot 7000 into 2 Parcels

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	CREEKSIDE GOLF COURSE LLC		
Agent	Brandie Dalton Land-Use Consultant	Multi/Tech Engineering 1155 SE 13th St, Salem, OR 97302	503-363-9227 bdalton@mtengineering.net
Contact	Brandie Dalton		

Project information

How many trees are on the property (10" or more dbh)? (Tree means any living, standing, woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more in dbh, and possesses an upright arrangement of branches and leaves (SRC 808.005(n)). dbh means diameter at breast height. Diameter at breast height is a tree's diameter measured in inches at 4½ feet above grade.)	0
How many trees are proposed for removal? Removal means to cut down a tree or remove 30% or more of the crown, trunk, or root system of a tree; or to damage a trees so as to cause the tree to decline or die.	0
How many trees are proposed for preservation?	0
What percentage of the total trees will be preserved?	0
If any riparian corridors are present on the site, name of the waterway The riparian corridor boundary is measured 50 feet horizontally from the top of bank on each side of a stream with the exception of the Willamette River, which measures 75 feet horizontally from the top of bank.	NA
How many trees within a riparian corridor are proposed for removal?	0
What type of native vegetation within a riparian corridor proposed for removal? A list of native vegetation can be found in the Tree and Vegetation Technical Manual (SRC 808.005(o)).	0
How many Significant Trees are proposed for removal?	0
How many Significant Trees are proposed for preservation?	0

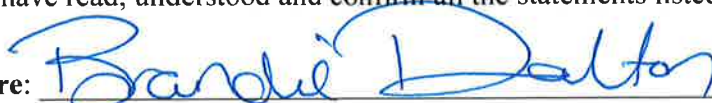
Authorization by property owner(s)/applicant

***If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.**

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature:



Print Name: Brandie Dalton

Date: 6/11/23

Submittal requirements

- 1) **Site Plan:** Of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing information found in SRC 808.035(c)(1).
- 2) **Written Statement:** A statement demonstrating compliance with the approval criteria in SRC 808.035(d). If the proposed tree conservation plan results in removal of significant trees, trees or native vegetation in a riparian corridor or shows preservation of less than 30 percent of the trees on site, a statement shall be provided demonstrating that there are no reasonable design alternatives pursuant to SRC 808.035(d)(2) that would enable preservation of such trees. Additionally, if the proposed tree conservation plan results in preservation of less than 30 percent of the trees on site, a statement shall be provided demonstrating which mitigation measures, pursuant to SRC 808.035(e), the applicant is proposing.
- 3) **Additional items that may be submitted or requested:** When a riparian corridor is located on the property, the tree conservation plan shall include the information found in SRC 808.035(c)(2).

Appeal and review

The decision on a Tree Conservation Plan may be appealed, pursuant to SRC 300.1010. Only the applicant or the owner of the subject property have standing to appeal the decision of a Tree Conservation Plan. The decision of Hearings Officer on appeal shall be the final decision of the City.



Traffic Engineering Section
Public Works Department
555 Liberty Street SE, Room 325 Telephone: 503-588-6211
Salem, Oregon 97301-3513 TTY: 503-588-6292

Trip Generation Estimate

Street _____

Bin # _____ TGE # _____

Date Received _____

Section 1 (To be completed by applicant.)

Applicant Name: Brandi Dalton Telephone: 503-363-9227

Applicant Mailing Address: Multi Tech Engineering - 1155 SE 134th St

Location of New Development: Creekside Drive (083W02BA/TL 7000)
(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)

Description and Size of New Development: 13.6 acres / 2 Parcel Partition
(e.g., 150 single-family homes, 20,000 sq. ft. office addition, 12-pump gas station, 50-student day care, additional parking, etc.)

Description and Size of Existing/Past Development, if any (note whether to remain or be removed): _____

13.6 acres / Vacant

Planning Action Involved, if any: Partition Building Permit Involved: Yes ☐ No ☒
(e.g., zone change, subdivision, partition, conditional use, PUD, mobile home park, etc.)

Section 2 (To be completed by City staff.)

Proposed Use

Development Quantity: _____

ITE Land Use Code: _____

Trip Generation Rate/Equation: _____

Average Daily Trips: _____

ELNDT Adjustment Factors

Trip Length: _____ Linked Trip: _____

TSDC Trips: _____

Existing Use

Development Quantity: _____

ITE Land Use Code: _____

Trip Generation Rate or Equation: _____

Average Daily Trips: _____

ELNDT Adjustment Factors

Trip Length: _____ Linked Trip: _____

TSDC Trips: _____

Section 3 (To be completed by City staff.)

Transportation Impact Analysis (TIA)

Net Increase in Average Daily Trips: _____
(Proposed use minus existing use.)

- ☐ A TIA **will** be required:
- ☐ Arterial/Collector—1000 Trip/day Threshold
 - ☐ Local Street/Alley—200 Trip/day Threshold
 - ☐ Other: _____
- ☐ A TIA **will not** be required.

Transportation Systems Development Charge

Net Increase in TSDC Trips: _____
(Proposed use minus existing use.)

- ☐ A TSDC **will** be required.
(Fee determined by Development Services.)
- ☐ A TSDC **will not** be required.

(For additional information, refer to the back of this application.)

Section 4 (To be completed by City staff.)

Remarks: _____ Date: _____

cc: ☐ Chief Development Services Engineer

☐ Community Development

☐ Building Permit Application

☐ _____

By: _____

Information Required to Assess the Need for a Traffic Impact Analysis and Transportation Systems Development Charge



The following information is required in order to assess the need for a Traffic Impact Analysis (TIA) and to calculate the Transportation Systems Development Charge (TSDC) to be levied on a proposed new development.

TIA Determination:

The City of Salem may require that a TIA be prepared as part of the approval process for major new development. The purpose of a TIA is to estimate the traffic impacts created by a new development on the surrounding street system. Any significantly adverse traffic impacts identified in the TIA must be mitigated by the applicant.

The estimated daily traffic generation of a new development is used as the criteria for determining whether a TIA is needed. If the new development access is located on an arterial or collector and the estimated daily traffic generation is more than 1000 trips, a TIA may be required. If access is located on a local street or alley and the generated trips exceed 200, a TIA may be required. Other criteria such as site access issues, driveway restrictions, and existing facilities deficiencies may also be used, if recommended by City Traffic Engineering staff.

The City Traffic Engineer makes the determination as to whether a TIA is required. (For more information on TIA criteria, see Development Bulletin No. 19 dated January 20, 1995.) When the determination has been made, copies of the Trip Generation Estimate form are sent to Public Works Development Services Division and the applicant. If a planning action is required, a copy is also forwarded to the Community Development Department.

TSDC Analysis:

The City of Salem charges a TSDC on all new development that creates a net increase in traffic on the surrounding street system. The total charge is assessed on a per trip fee times the TSDC trips calculated for the development. For more information on the TSDC, see Council Staff Report dated October 9, 1995.

To assist in estimating the daily trips generated by a new development, please answer the questions in Section 1 of this sheet and return it to Room 325 of the Civic Center. If you have any questions, Traffic Engineering staff are available at 503-588-6211. A copy of the completed trip generation estimate will be returned to you at the address provided in Section 1.

No Land Use, Planning, or Development Approval applications requiring Trip Generation Estimates will be processed until this information has been provided and the TIA/TSDC assessment has been made by City Traffic Engineering staff.



Land Use Application

Planning/Permit Application Center

City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513

503-588-6173 * planning@cityofsalem.net

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Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

Application type

Please describe the type of land use action requested:

Adjustment Class-2

Work site location and information

Street address or location of subject property	CREEKSIDE DRIVE
Total size of subject property	13.6 Acres
Assessor tax lot numbers	083W22BA/Tax Lot 7000/ and 083W22AB
Existing use structures and/or other improvements on site	Golf Course
Zoning	RS
Comprehensive Plan Designation	Single-Family Residential
Project description	PARTITION TL 7000 INTO 2 PARCELS

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	CREEKSIDE GOLF COURSE LLC		
Agent	BRANDIE DALTON LAND-USE CONSULTANT	1155 SE 13 ST SALEM, OR 97302	503-363-9227 bdalton@mtengineering.net

Project information

Neighborhood Association	SGNA
Have you contacted the Neighborhood Association?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Date Neighborhood Association contacted	JULY 10, 2023
Describe contact with the affected Neighborhood Association (The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.)	Via email
Have you contacted Salem-Keizer Transit?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Date Salem-Keizer Transit contacted	
Describe contact with Salem-Keizer Transit	

Authorization by property owner(s)/applicant

***If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.**

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Authorizations: Property owners and contract purchasers are required to authorize the filing of this application and must sign below.

- All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.
- I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.
- I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:

Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature: *Lawrence E. Tokarski*

Print Name: Lawrence E. Tokarski Date: 7.10.2023

Address (include ZIP): 201 Ferry St SE # 400 Salem OR 97301

Authorized Signature:

Print Name: Date:

Address (include ZIP):

(For office use only)		
Received by	Date:	Receipt Number:

Not using Internet Explorer?
Save the file to your computer and email to planning@cityofsalem.net.

Creekside-Partition
Adjustment Class-2 Application
Table 511-2 (Lot Standards)
July 11, 2023

Proposal:

The subject property consists of approximately 13.6 acres (083W22BA/Tax Lots 100 and 7000/083W22AB) and are zoned RA (Residential Agriculture). In 1995, a Property Line Adjustment was recorded to eliminate Tax Lot 100 via Recorded Survey MCSR-33075. Therefore, the subject property only consists of Tax Lot 7000 now.

The proposal is to divide approximately 13.6 acres into 2 Parcels:

Proposed:

Parcel 1- 10.64 Acres

Parcel 2- 2.96 Acres

Proposed Lot Width:

*Parcel 1- 320.70'

*Parcel 2- 130'

Proposed Lot Depth: An adjustment to lot width to depth ratio (Table 511-2) has been requested.

*Parcel 1-1600' (962' allowed)

*Parcel 2- 1030' (390' allowed)

The minimum lot width required for lots in the RA zone is 40 feet with a minimum lot depth of 70 feet. Table 111-2 only allows a maximum lot depth of 300% of average lot width.

Both parcels exceed the lot width to depth ratio. The applicant is requesting an adjustment to the lot width to lot depth maximum.

Adjustment Criteria-SRC 250.005(d)(2) Criteria

(A) The purpose underlying the specific development standard proposed for adjustment is:

- (i)Clearly inapplicable to the proposed development; or***
- (ii)Clearly satisfied by the proposed development.***

(B) The proposed adjustment will not unreasonably impact surrounding existing or potential uses or development.

(C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

Applicant's Reasons:

- (A) The applicant is requesting a zoning adjustment to Table 5111-2. The minimum lot width required for lots in the RA zone is 40 feet with a minimum lot depth of 70 feet. Table 111-2 only allows a maximum lot depth of 300% of average lot width.

The applicant is requesting an adjustment to the lot width to lot depth maximum.

The shape and layout of the parcels had to be taken into consideration. Due to the location of existing lots and existing streets, both parcels are long. Therefore, both parcels exceed the maximum requirement.

The purpose of this requirement is to avoid creating long narrow lots. The adjustment will allow Parcel 1 to remain as a large open space area for the golf course. The adjustment will allow Parcel 2 to be further developed with dwellings that can have access onto Creekside Drive and not affect the golf course.

The longer lots do not affect the rest of the subdivision or the proposed parcels. It actually enhances the existing subdivision by continuing to provide an open space area for golf course while providing the potential for addition housing needs. Therefore, the proposed adjustment is clearly satisfied by the proposed development.

- (B) The subject property is zoned RA and is located in a residential area. The properties to the north, east, south, and west are all zoned RS and RA. The RA zone allows for this property to be partitioned.

The proposal will have little to no impact on the surrounding neighborhood. The purpose of this requirement is to avoid creating long narrow lots. The adjustment will allow Parcel 1 to remain as a large open space area for the golf course. The adjustment will allow Parcel 2 to be further developed with dwellings that can have access onto Creekside Drive and not effect the golf course.

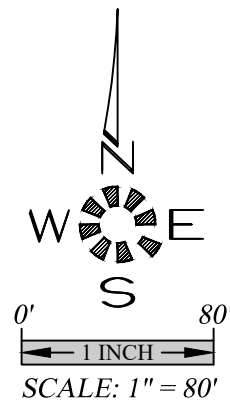
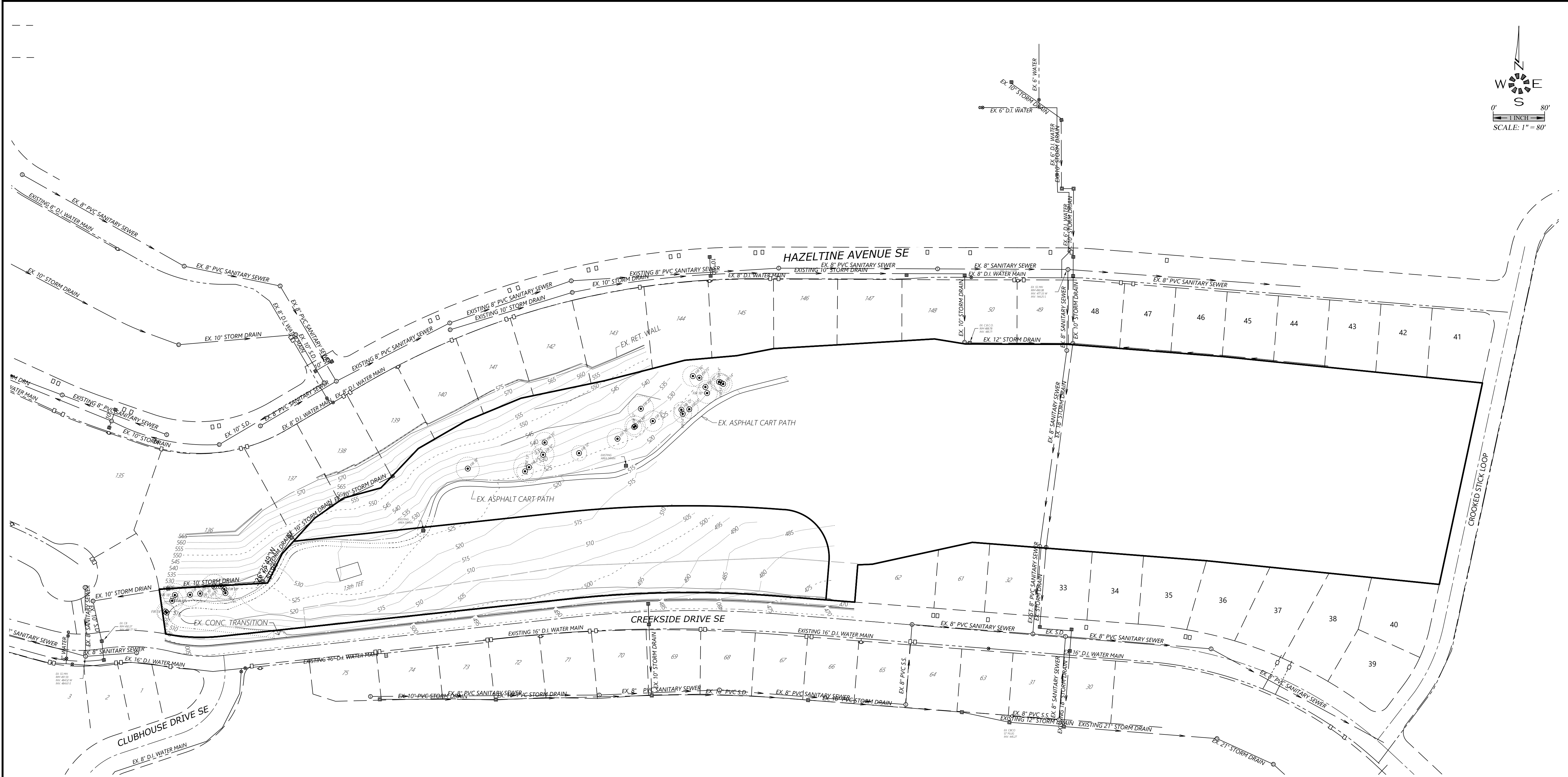
The longer lots do not affect the rest of the subdivision or the proposed parcel. It actually enhances the existing subdivision by continuing to provide an open space area for golf course while providing the potential for addition housing needs.

Therefore, this proposal will not detract from the livability or appearance of the residential area.

Any conditions placed on the subdivision will require Code compliance, which will help ensure minimal to no impacts on the neighborhood.

- (C) The proposed adjustment will not affect surrounding existing or proposed development. The applicant is not requesting more than one adjustment.

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MULTI/TECH

ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR. 97302
P.N. (503) 363-5227 FAX (503) 366-7560
www.mtsengineering.net office@mtsengineering.net

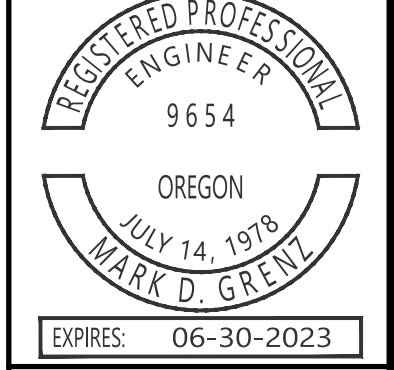
EXISTING
CONDITIONS
PLAN

CREEKSIDE

NO CHANGES, MODIFICATIONS
OR REVISIONS SHALL BE
MADE TO THESE DRAWINGS
WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

62460 102-XCOND

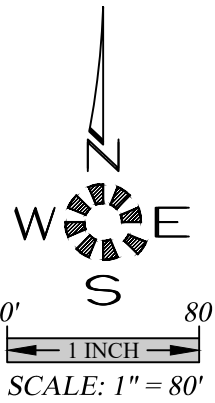
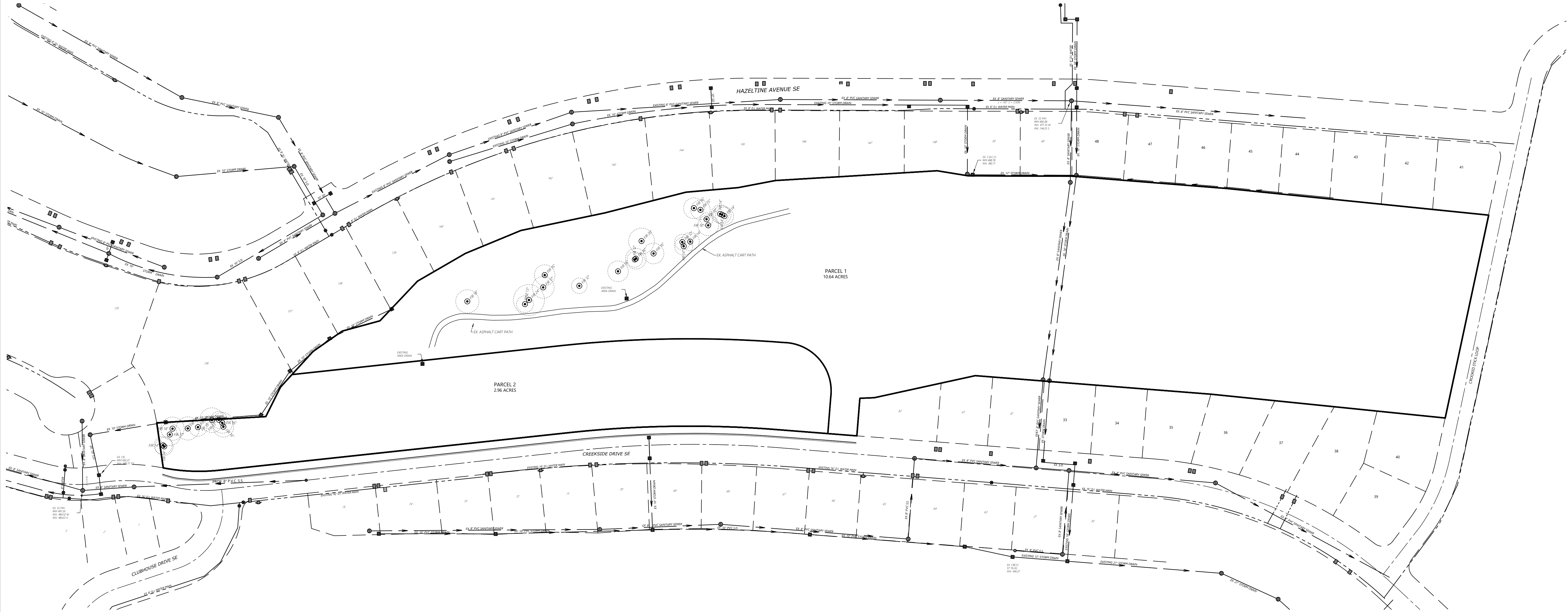
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Drawn:	M.K.D.
Checked:	B.M.G.
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As-Built:	----



EXPIRES: 06-30-2023

JOB # 6246

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UTILITY PLAN

CREEKSIDE

NO CHANGES, MODIFICATIONS
OR REVISIONS TO BE
MADE WITHOUT WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

6246p 104-UTL
Design: M.D.G.
Drawn: M.K.D.
Checked: B.M.G.
Date: ----
Scale: AS SHOWN
As-Built: ----



JOB # 6246



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6025
www.cityofsalem.net/planning • www.cityofsalem.net

July 13, 2023

PLANNING REVIEW CHECKLIST

Subject Property: 700 to 800 Block of Creekside Drive

Ref#: 23-114212-PLN

Applicant: Mikki Hittner mikki@mwinv.com
Brandie Dalton bdalton@mtengineering.net

A Partition application(s) was received on July 11, 2023. Prior to deeming your applications complete, modifications and/or additional information must be provided to address the following item(s):

Item:	
Submittal of Applications	<p>Submittal through the PAC Portal for all applications. The uploaded documents show a Tree Conservation Plan application and an Adjustment Application but neither have been submitted through the PAC Portal.</p> <ol style="list-style-type: none">1. The Tree Conservation Plan should be set up as a separate folder/file in the PAC Portal and not consolidated with the partition.2. The adjustmnet... Application could have been selected as a consolidated application during folder setup. Please review the tutorial for more information: https://www.cityofsalem.net/home/showpublisheddocument/18318/638088521762630000
Title Report	Provide a Title Report for the properties



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The following items are not listed in SRC as specific requirements for a complete application; however, the applicant should be aware that the following have been identified as items that will be considered by the City while during review of the proposed development.

Planned Unit Development	<p>You have uploaded Pre-Application Summary (PRE-AP23-10), which provides the following information:</p> <ul style="list-style-type: none"> • Golf Club Estates at Creekside Phase 2 Plat indicates the 0.9-acre strip of land is within the PUD boundary and is identified as “Open Space”. • Division or reconfiguration of the ‘0.9-acre property’ will require an application for a Planned Unit Development and must meet the applicable decision criterion. This is not the same as the partition which has been submitted. • Prior to submittal of a Planned Unit Development application, SRC 210.020 requires a PUD pre-application conference when property is proposed to be developed as a PUD. Per SRC 210.020(b), within seven days after the pre-application conference City staff is required to notify the neighborhood association with the details of the proposed PUD. <p>I have attached the Pre-Application Summary, you submitted, for reference.</p>
Next Steps	<p><i>The applicant should request to withdrawn Partition Application.</i></p> <p><i>The applicant should submit for a new Pre-Application Conference, meeting SRC 210.020(b).</i></p> <p><i>Once Complete, apply for Planned Unit Development and Property Line Adjustment or Partition to match configuration shown.</i></p>

Your application, which is incomplete, will be deemed complete upon receipt of one of the following:

- (1) All of the missing information.
- (2) Some of the missing information and written notice from you (the applicant) that no other information will be provided.
- (3) Written notice from you (the applicant) that none of the missing information will be provided.



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You have 180 days from the date the application was first submitted to respond in one of the three ways listed above, or the application will be deemed void.

For questions regarding the above requirements, feel free to contact me directly by calling (503) 540-2343 or via email at odias@cityofsalem.net.

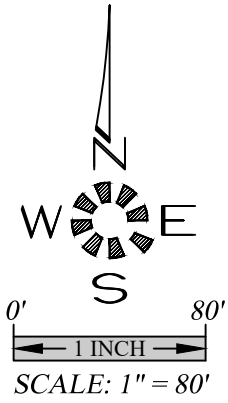
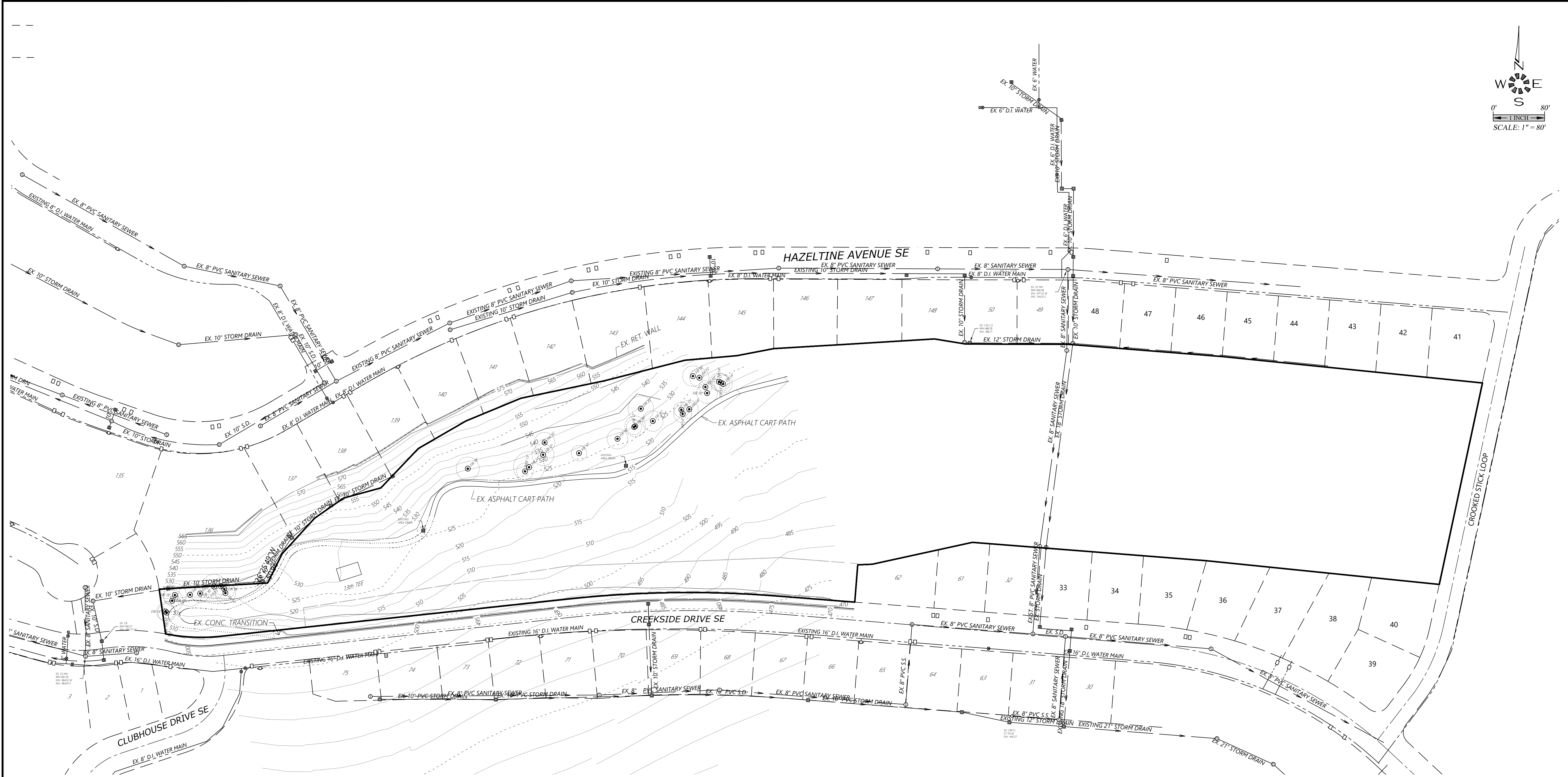
The Salem Revised Code may be accessed online at the following location:

<https://www.cityofsalem.net/Pages/salem-revised-code.aspx>

Sincerely,

Olivia Dias
Current Planning Manager

\\s01\6246\Creekside\10_Creekside.dwg 105.XCOND 7/17/2023 9:19:10 AM M0lmer



MULTI/TECH

ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR. 97302
P.N. (503) 363-5277 FAX (503) 366-5660
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EXISTING
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62460 102.XCOND

Design:	M.D.G.
Drawn:	M.K.D.
Checked:	B.M.G.
Date:	----
Scale:	AS SHOWN
As-Built:	----

REGISTERED PROFESSIONAL
ENGINEER
9654
OREGON
JULY 14, 1978
MARK D. GREVIL
EXPIRES: 06-30-2023
JOB # 6246
102



Tree Conservation Plan Application

Planning/Permit Application Center

City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513

503-588-6173 * planning@cityofsalem.net

If you need the following translated in Spanish, please call 503-588-6256.

Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

(For office use only)
Permit #:

Work site location and information

Street address or location of subject property	CREEKSIDE DRIVE SE
Lot size	13.6 Acres
Proposed use or type of development	Partition Tax Lot 7000 into 2 Parcels

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	CREEKSIDE GOLF COURSE LLC		
Agent	Brandie Dalton Land-Use Consultant	Multi/Tech Engineering 1155 SE 13th St, Salem, OR 97302	503-363-9227 bdalton@mtengineering.net
Contact	Brandie Dalton		

Project information

How many trees are on the property (10" or more dbh)? (Tree means any living, standing, woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more in dbh, and possesses an upright arrangement of branches and leaves (SRC 808.005(n)). dbh means diameter at breast height. Diameter at breast height is a tree's diameter measured in inches at 4½ feet above grade.)	31
How many trees are proposed for removal? Removal means to cut down a tree or remove 30% or more of the crown, trunk, or root system of a tree; or to damage a trees so as to cause the tree to decline or die.	0
How many trees are proposed for preservation?	31
What percentage of the total trees will be preserved?	100%
If any riparian corridors are present on the site, name of the waterway The riparian corridor boundary is measured 50 feet horizontally from the top of bank on each side of a stream with the exception of the Willamette River, which measures 75 feet horizontally from the top of bank.	NA
How many trees within a riparian corridor are proposed for removal?	0
What type of native vegetation within a riparian corridor proposed for removal? A list of native vegetation can be found in the Tree and Vegetation Technical Manual (SRC 808.005(o)).	0
How many Significant Trees are proposed for removal?	0
How many Significant Trees are proposed for preservation?	0

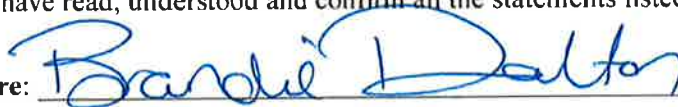
Authorization by property owner(s)/applicant

***If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.**

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature:



Print Name: Brandie Dalton

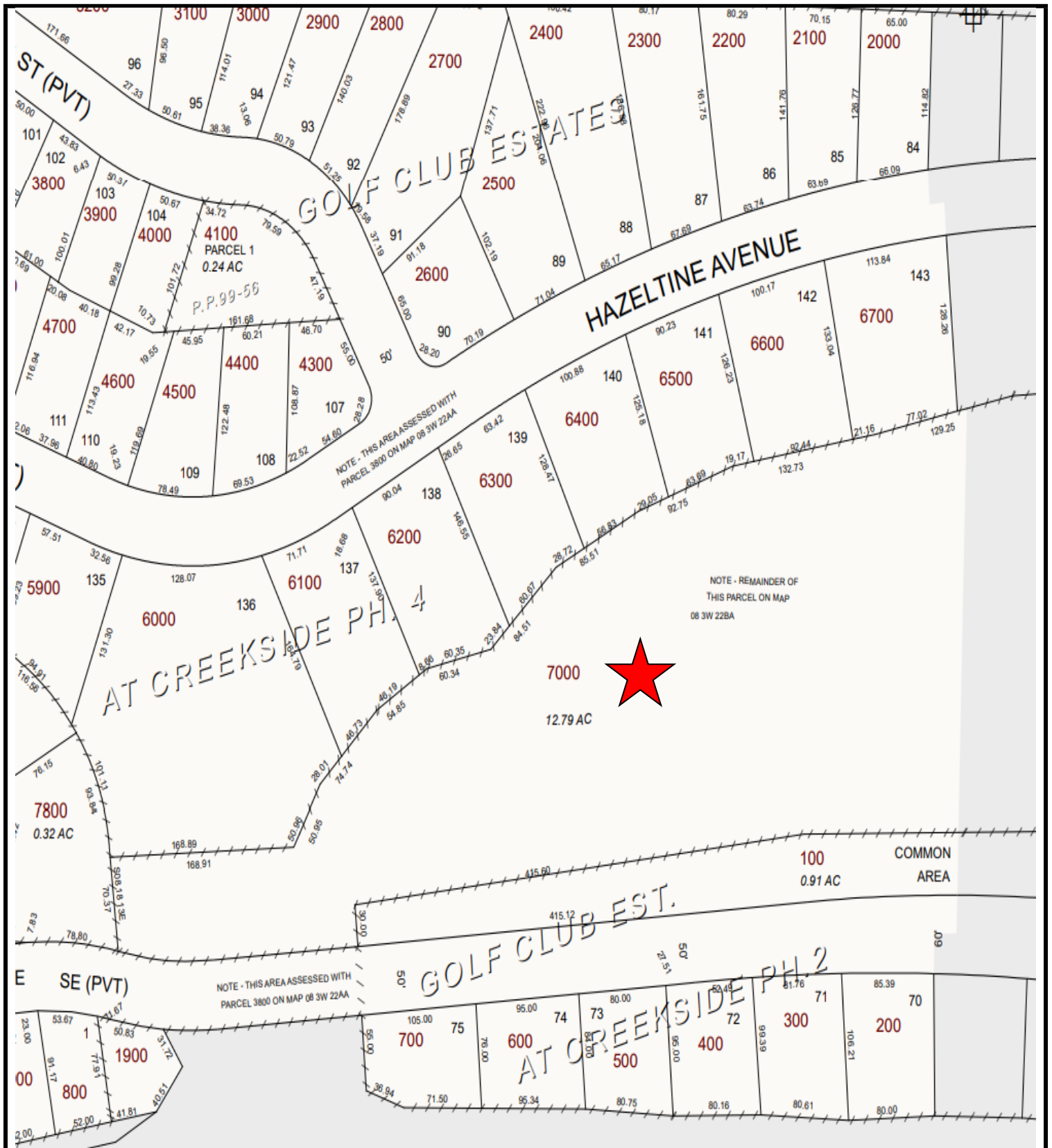
Date: 6/11/23

Submittal requirements

- 1) **Site Plan:** Of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing information found in SRC 808.035(c)(1).
- 2) **Written Statement:** A statement demonstrating compliance with the approval criteria in SRC 808.035(d). If the proposed tree conservation plan results in removal of significant trees, trees or native vegetation in a riparian corridor or shows preservation of less than 30 percent of the trees on site, a statement shall be provided demonstrating that there are no reasonable design alternatives pursuant to SRC 808.035(d)(2) that would enable preservation of such trees. Additionally, if the proposed tree conservation plan results in preservation of less than 30 percent of the trees on site, a statement shall be provided demonstrating which mitigation measures, pursuant to SRC 808.035(e), the applicant is proposing.
- 3) **Additional items that may be submitted or requested:** When a riparian corridor is located on the property, the tree conservation plan shall include the information found in SRC 808.035(c)(2).

Appeal and review

The decision on a Tree Conservation Plan may be appealed, pursuant to SRC 300.1010. Only the applicant or the owner of the subject property have standing to appeal the decision of a Tree Conservation Plan. The decision of Hearings Officer on appeal shall be the final decision of the City.



083W22BA07000
Salem, OR 97306

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

08 3W 22AB

08 3W 22AB

SALEM



MARION COUNTY, OREGON
NW1/4 NE1/4 SEC22 T8S R3W W.M.
SCALE 1" = 100'

LEGEND

LINE TYPES

- Historical Boundary
- Taxlot Boundary
- Road Right-of-Way
- Railroad Right-of-Way
- Private Road ROW
- Subdivision/Plat Bndry
- Map Boundary
- Waterline - Taxlot Bndry
- Waterline - Non Bndry

CORNER TYPES

- + 1/16TH Section Cor
- ⊕ 1/4 Section Cor
- ⊙ DLC Corner
- ⊕ 16 15 Section Corner
- ⊕ 21 22

NUMBERS

Tax Code Number
00 00 0

Age
All Acres listed are Net Acres, excluding any portions of the taxlot within public ROWs
0.28 AC

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS

500

24 01 0

PLOT DATE: 10/16/2020

SALEM

08 3W 22AB

08 3W 22AB

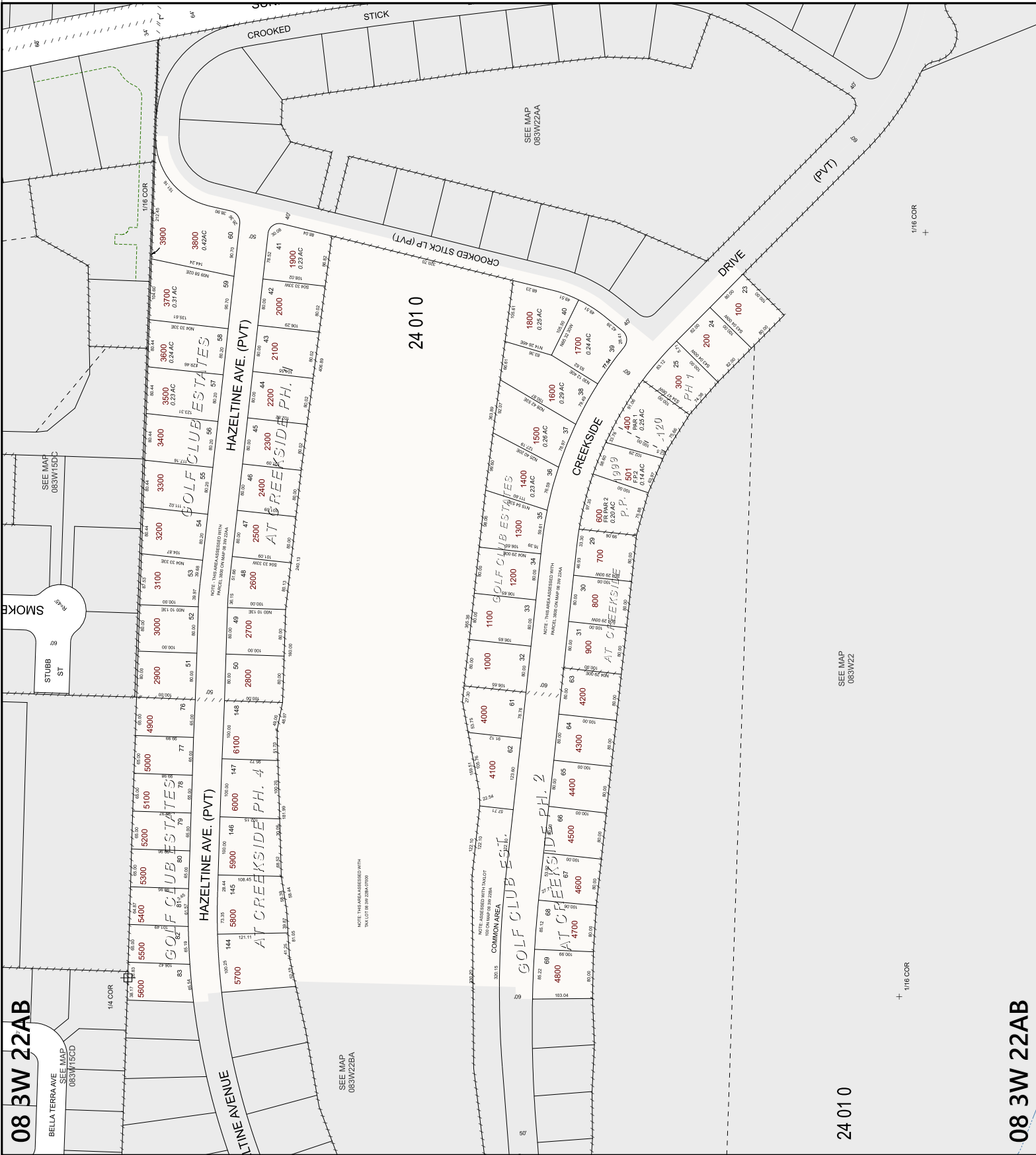


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us

SEE MAP
083W22

+ 1/16 COR

+ 1/16 COR





AmeriTitle, LLC
320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

July 20, 2023
File Number: 600444AM
Report No.: 1
Title Officer: Michele Harris Email: michele.harris@amerititle.com

PRELIMINARY TITLE REPORT

Property Address: 083W22BA07000, Salem, OR 97306

Policy or Policies to be issued:

OWNER'S STANDARD COVERAGE

Endorsement: OTIRO 110 – No Charge

Proposed Insured: **To Come**

Liability

TBD

Premium

TBD

ALTA LENDER'S RESIDENTIAL (X) EXTENDED () STANDARD

(Simultaneous)

Proposed Insured:

Endorsements:

TBD

TBD

TBD

Local Government Lien Search

\$50.00

We are prepared to issue ALTA (07/01/21) title insurance policy(ies) of Stewart Title Guaranty Company, in the usual form insuring the title to the land described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

and dated as of 10th day of July, 2023 at 7:30 a.m., title is vested in:

Creekside Golf Course, L.L.C., an Oregon limited liability company

The estate or interest in the land described or referred to in this Preliminary Title Report and covered herein is:

FEE SIMPLE

Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

SPECIAL EXCEPTIONS:

Tax Information:

[Taxes](#) assessed under Code No. 24010 Account No. 532665 Map No. 08S-03W-22BA 7000

NOTE: The 2022-2023 Taxes: \$3,355.58, are Paid

6. The 2023-2024 Taxes: A lien not yet due or payable.
7. Potential additional tax liability, due to the removal of the herein described land from special use assessment. Code No. 92401000 Account No. R32665 Map No. 08S-03W-22BA 7000
8. City liens, if any, of the City of Salem.
9. The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.
10. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Jory and Battle Creek, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Jory and Battle Creek.

All matters arising from any shifting in the course of Joyr and Battle Creek including but not limited to accretion, reliction and avulsion.

11. Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,
Recorded: August 26, 1992
Instrument No.: [Reel: 982 Page: 272](#)
12. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: August 26, 1992
Instrument No.: [Reel: 982 Page: 273](#)

Amended by instrument,
Recorded: February 17, 1994
Instrument No.: [Reel: 1144 Page: 300](#)

Amended by instrument,
Recorded: May 6, 1994
Instrument No.: [Reel: 1163 Page: 784](#)

Amended by instrument,
Recorded: August 11, 1994
Instrument No.: [Reel: 1185 Page: 486](#)

Amended by instrument,
Recorded: March 8, 1995
Instrument No.: [Reel: 1225 Page: 209](#)

Amended by instrument,
Recorded: March 22, 1995
Instrument No.: [Reel: 1227 Page: 616](#)

13. Agreement for Golf play easement, including the terms and provisions thereof,
Recorded: March 22, 1995
Instrument No.: [Reel: 1227 Page: 617](#)
14. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: February 8, 1994
Instrument No.: [Reel: 1141 Page: 614](#)

Amended by instrument,
Recorded: March 8, 1995
Instrument No.: [Reel: 1225 Page: 298](#)
15. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: March 17, 1994
Instrument No.: [Reel: 1151 Page: 515](#)

16. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: June 20, 1994
Instrument No.: [Reel: 1173 Page: 628](#)
17. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: February 24, 1995
Instrument No.: [Reel: 1223 Page: 143](#)
18. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: February 24, 1995
Instrument No.: [Reel: 1223 Page: 149](#)
19. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: September 21, 1993
Instrument No.: [Reel: 1104 Page: 372](#)
20. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Adjoining property owners
Recorded: December 23, 1993
Instrument No.: [Reel: 1129 Page: 549](#)

Amended by instrument,
Recorded: March 21, 1994
Instrument No.: [Reel: 1153 Page: 28](#)
21. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Hawaii Northwest Ventures Limited Partnership, an Oregon Limited Partnership and Creekside Golf Club Ltd., an Oregon Limited Partnership
Recorded: March 17, 1995
Instrument No.: [Reel: 1227 Page: 52](#)
22. Encroachments, as disclosed in survey by Northstar Surveying, as set forth in Warranty Deed,
Recorded: February 22, 2002
Instrument No. [Reel: 1906 Page: 396](#)
23. Personal property taxes, if any.
24. Rights of tenants under existing leases or tenancies.
25. The Company will require a copy of the Operating Agreement (including any approvals of withdrawal of member(s) or acceptance of new member(s)) and the Articles of Organization of Creekside Golf Course LLC for its examination prior to closing. Any conveyance or encumbrance of the Limited Liability Company's property must be executed by all of the members unless otherwise provided for in the Operating Agreement.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

INFORMATIONAL NOTES:

NOTE: Our examination of the title to the subject property discloses no open Deeds of Trust or Mortgages of record. The accuracy of this conclusion should be confirmed in writing prior to closing of the proposed transaction.

NOTE: As of the date hereof, there are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties:

Creekside Golf Course LLC

NOTE: We find no activity in the past 24 months regarding transfer of title to subject property.

NOTE: The following is the last deed of record affecting said Land,

Document: Statutory Warranty Deed

Grantor: National Golf Operating Partnership, L.P., a Delaware limited Partnership

Grantee: Creekside Golf Course, LLC, an Oregon limited liability company

Recorded: February 22, 2002

Instrument No.: Reel: 1906 Page: 396

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

THIS PRELIMINARY TITLE REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

End of Report

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northwest corner of Lot 62, of the Golf Club Estates at Creekside, Phase 2, P.U.D., as recorded in the Marion County Book of Town Plats; thence running South 4°29'00" West, 57.71 feet to the southwest corner of said Lot 62, on the northerly right of way line of Creekside Drive; thence along said right of way line North 85°31'00" West, 122.10 feet; thence 320.60 feet along a 1,730.00 foot radius curve to the left, (the chord of which bears South 89°10'28" West, 320.15 feet); thence South 83°51'55" West, 415.12 feet to the westerly boundary of said P.U.D.; thence continuing along said right of way line South 83°51'55" West, 132.62 feet; thence 86.23 feet along a 286.95 foot radius curve to the right (the chord of which bears North 87°31'32" West, 85.91 feet); thence leaving said right of way line North 08°13'11" West, 70.40 feet; thence North 85°44'11" East, 168.91 feet; thence North 26°33'53" East, 50.95 feet; thence North 42°22'47" East, 74.74 feet; thence North 55°05'07" East, 54.85 feet; thence North 74°44'19" East, 60.34 feet; thence North 43°31'12" East, 84.51 feet; thence North 59°51'45" East, 85.51 feet; thence North 67°36'01" East, 92.75 feet; thence North 78°10'34" East, 132.73 feet; thence North 75°40'13" East, 129.25 feet; thence North 84°58'50" East, 81.05 feet; thence North 79°05'06" East, 58.44 feet; thence North 86°33'17" East, 68.52 feet; thence north 86°30'54" East, 181.99 feet; thence South 80°38'56" East, 48.97 feet to the southwest corner of Lot 50, of Golf Club Estates at Creekside P.U.D., as recorded in the Marion County Book of Town Plats; thence running South 89°49'27" East 160.00 feet to the Southwest corner of Lot 48 of said P.U.D.; thence South 85°26'27" East, 240.13 feet along the south lines of Lots 43, 47 and 46 to the southwest corner of lot 45; thence South 84°12'00" East, 406.89 feet along the south lines of Lots 45, 44, 43, 42 and 41, to the southeast corner of Lot 41, on the West side of Crooked Stick Loop; thence South 12°06'00" West, 320.70 feet along the West side of Crooked Stick Loop to the Northeast corner of Lot 40, of said P.U.D.; thence running North 84°12'00" West 363.89 feet along the North line of Lots 40, 38, 37 and 36 to the Northwest corner of Lot 36 of said P.U.D.; thence North 85°31'00" West, 338.06 feet along the north side of Lots 35, 34, 33, 32, to the Northwest corner of Lot 32, being also the Northeast corner of Lot 61, of said Phase 2, P.U.D.; thence North 85°31'00" West, 27.30 feet along the north line of said Lot 61; thence South 77°41'12" West, 159.51 feet along the North line of lots 61 and 62; thence South 87°14'37" West, 22.54 feet to the point of beginning.

SAVE AND EXCEPT the "Open Area" as described in subdivision plat Golf Club Estates at Creekside Phase 2, Marion County, State of Oregon.

TOGETHER WITH an easement for access over that certain roadway shown as Creekside Drive on Subdivision Plat Golf Club Estate and Creekside P.U.D. Phase I as recorded in the Marion County Book of Town Plats, Volume 40, Page 21, Subdivision Plat Golf Club Estates at Creekside P.U.D. Phase 2 as recorded in the Marion County Book of Town Plats; Volume 40, Page 94, Subdivision Plat Fairway I at Creekside P.U.D. as recorded in the Marion County Book of Town Plats, Volume 40, Page 113, as disclosed in Article 8, Section 4 of the Declaration of Covenants, Conditions and Restrictions of Golf Course Estates at Creekside, recorded August 26, 1992 in Reel 982, Page 273 as modified by Declaration of Modified Covenants, Conditions and Restrictions of Golf Course Estates at Creekside, recorded at Reel 1144, Page 300 and as modified by Second Modification of Declaration of Covenants, Conditions and Restrictions of Golf Course Estates at Creekside, recorded at Reel 1163, Page 784, Marion County Records.