



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Planned Unit Development Final Plan Case No. PUD20-01
PROPERTY LOCATION:	255 Cordon Road NE, Salem OR 97301
NOTICE MAILING DATE:	November 25, 2020
PROPOSAL SUMMARY:	A Planned Unit Development Final Plan for Phase I of East Park Estates including 148 lots. The Planning Commission previously approved Planned Unit Development Tentative Plan (CPC-ZC-PUD-SUB-ADJ19-08) for this proposal.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., Wednesday, December 9, 2020</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-363-3998; Email: susann@kaltwasser.com
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter 210.030(d) – Planned Unit Development Final Plan Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	East Park LLC (Kiril Ivanov, Randy Myers)
APPLICANT(S):	Brandie Dalton, Multi-Tech Engineering Services Inc., on behalf of East Park LLC
PROPOSAL REQUEST:	An application for a Planned Unit Development Final Plan for Phase I of East Park Estates which includes 148 units, for property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential) and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300 and 00400 and 072W29C / 00100, 00101, 00199, 00200, 00300 and 00400).
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 20 114739

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE

For more information about Planning in Salem:

<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development

Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING: Planned Unit Development Final Plan Case No. PUD20-01

PROJECT ADDRESS: 255 Cordon Road NE, Salem OR 97301

AMANDA Application No.: 20-114739-LD

COMMENT PERIOD ENDS: Wednesday, December 9, 2020 at 5:00 P.M.

SUMMARY: A Planned Unit Development Final Plan for Phase I of East Park Estates including 148 lots. The Planning Commission previously approved Planned Unit Development Tentative Plan (CPC-ZC-PUD-SUB-ADJ19-08) for this proposal.

REQUEST: An application for a Planned Unit Development Final Plan for Phase I of East Park Estates which includes 148 units, for property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential) and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300 and 00400 and 072W29C / 00100, 00101, 00199, 00200, 00300 and 00400).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., Wednesday, December 9, 2020, will be considered in the decision process. Comments received after this date will be not considered. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.****

CASE MANAGER: Aaron Panko, Planner III, Phone: 503-540-2356; E-Mail: APanko@cityofsalem.net

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

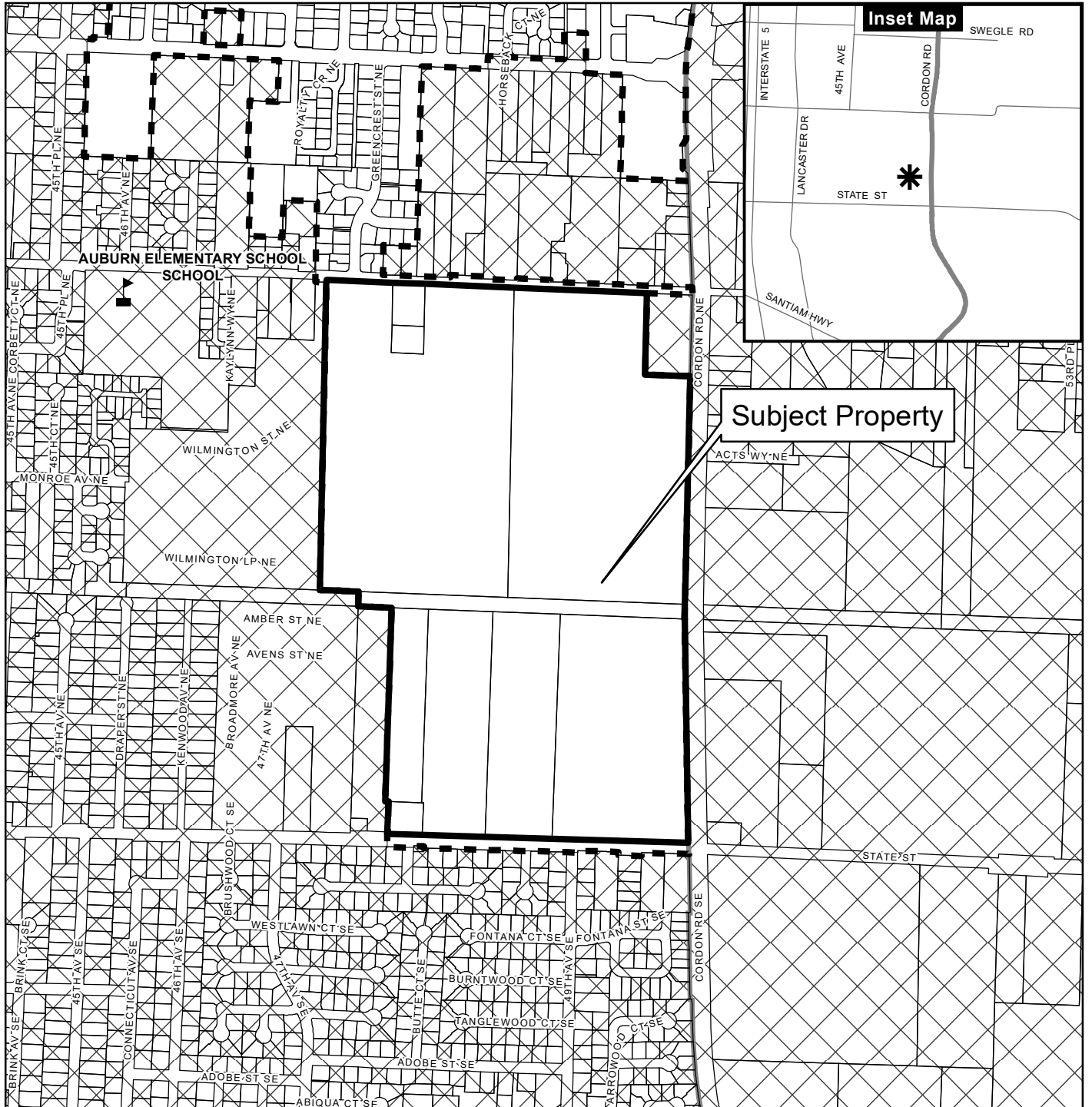
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map

255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

CITY OF Salem

 AT YOUR SERVICE

 Community Development Dept.

0 100 200 400 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

CORDON ROAD NE - MR 97 (100')

EAST PARK ESTATES P.U.D.

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

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

NOTES:

- ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
- = FOUND MONUMENT, SEE TABLE
 - = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER SURVEY NOTED
 - = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER MCSR
 - = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." AT GROUND LEVEL

MCSR = MARION COUNTY SURVEY RECORD
 BOTP = BOOK OF TOWN PLATS
 P. = PAGE
 V. = VOLUME
 R. = REEL
 PUE = PUBLIC UTILITY EASEMENT
 RAD = RADIUS
 ROW = RIGHT OF WAY
 [] = RECORD AND MEASURED DATA PER SURVEY NOTED
 () = RECORD DATA PER SURVEY NOTED

MONUMENT TABLE

- 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "DLT & ASSOC. PLS 1362" PER MCSR 31002
- 1/2" IRON PIPE WITH UNREADABLE YELLOW PLASTIC CAP PER MCSR 29413
- 1/2" IRON PIPE, NO CAP, PER MCSR 29413
- 3/4" IRON PIPE TIED IN MCSR 36837

REFERENCE SURVEYS:

- MCSR 29413
- MCSR 31002
- MCSR 36837
- MCSR 39238
- MCSR
- P.P. 2020-61

LINE DATA			LINE DATA		
LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	N89°59'11"E	13.55'	L8	N50°38'03"W	21.00'
L2	N00°00'49"W	69.00'	L9	N39°21'57"E	75.00'
L3	N00°00'49"W	52.00'	L10	N39°21'57"E	120.09'
L4	N00°00'49"W	74.00'	L11	N30°33'53"E	59.15'
L5	N39°21'57"E	98.19'	L12	N11°09'40"E	57.98'
L6	S50°38'03"E	21.00'	L13	N00°00'49"W	46.00'
L7	N39°21'57"E	60.00'	L14	N89°59'11"E	12.50'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C83	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C84	25.00'	90°00'00"	39.27'	N84°21'57"E	35.36'
C85	224.00'	39°22'46"	153.96'	N19°40'34"E	150.94'
C86	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C87	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'



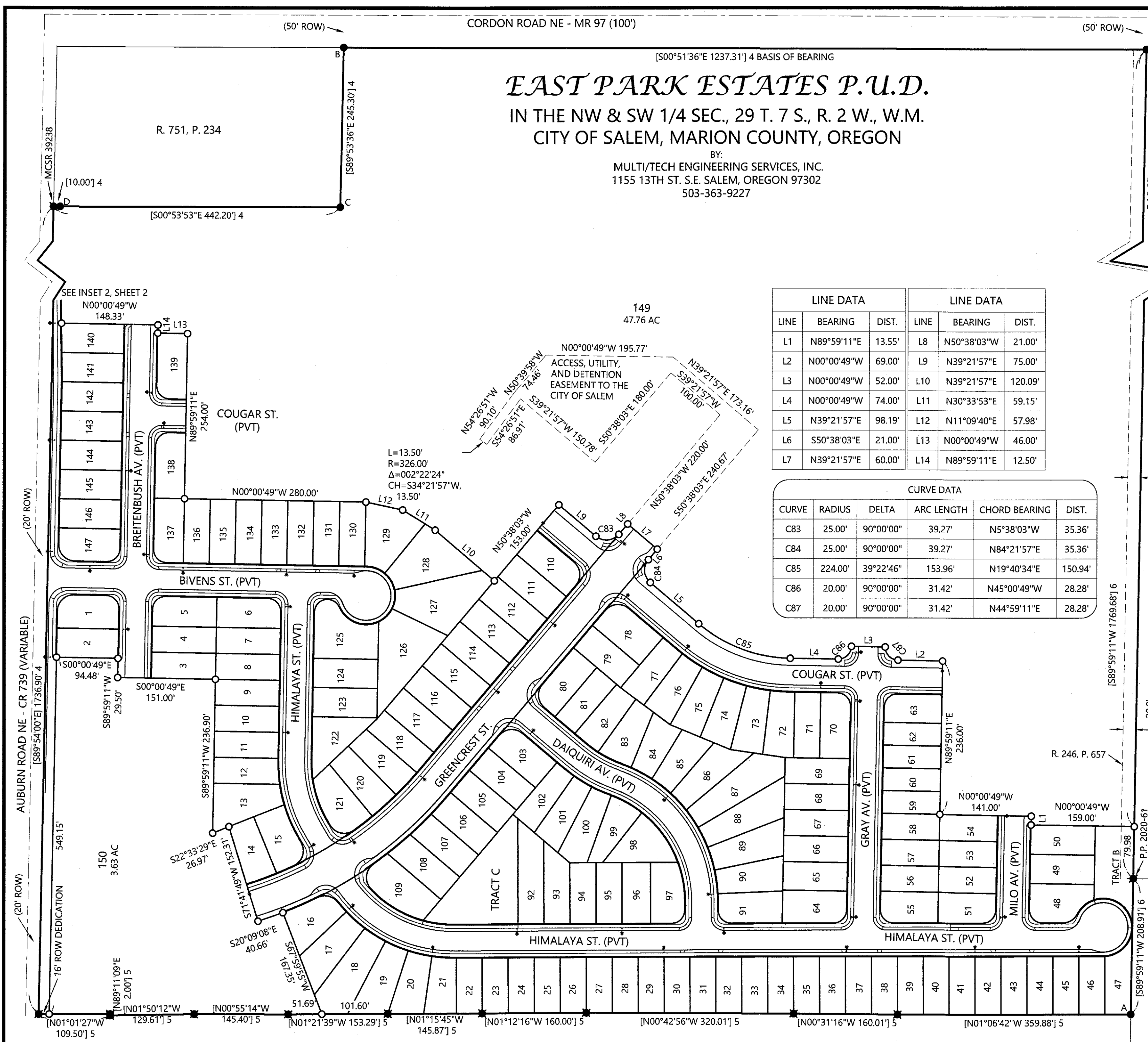
1" = 100'
 11/18/2020
 #6437

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS
 EXPIRES: 6-30-2021

SHEET INDEX

- SHEET 1 - OVERALL BOUNDARY, MONUMENT TABLE, LOTS 148, 149, AND TRACT A
- SHEET 2 - NORTHERLY LOT DETAIL, INSETS 1&2
- SHEET 3 - CENTRAL LOT DETAIL
- SHEET 4 - SOUTHERLY LOT DETAIL
- SHEET 5 - NARRATIVE & SIGNATURE PAGE



[S00°51'36"E 1237.31'] 4 BASIS OF BEARING

EAST PARK ESTATES P.U.D.

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

BY:
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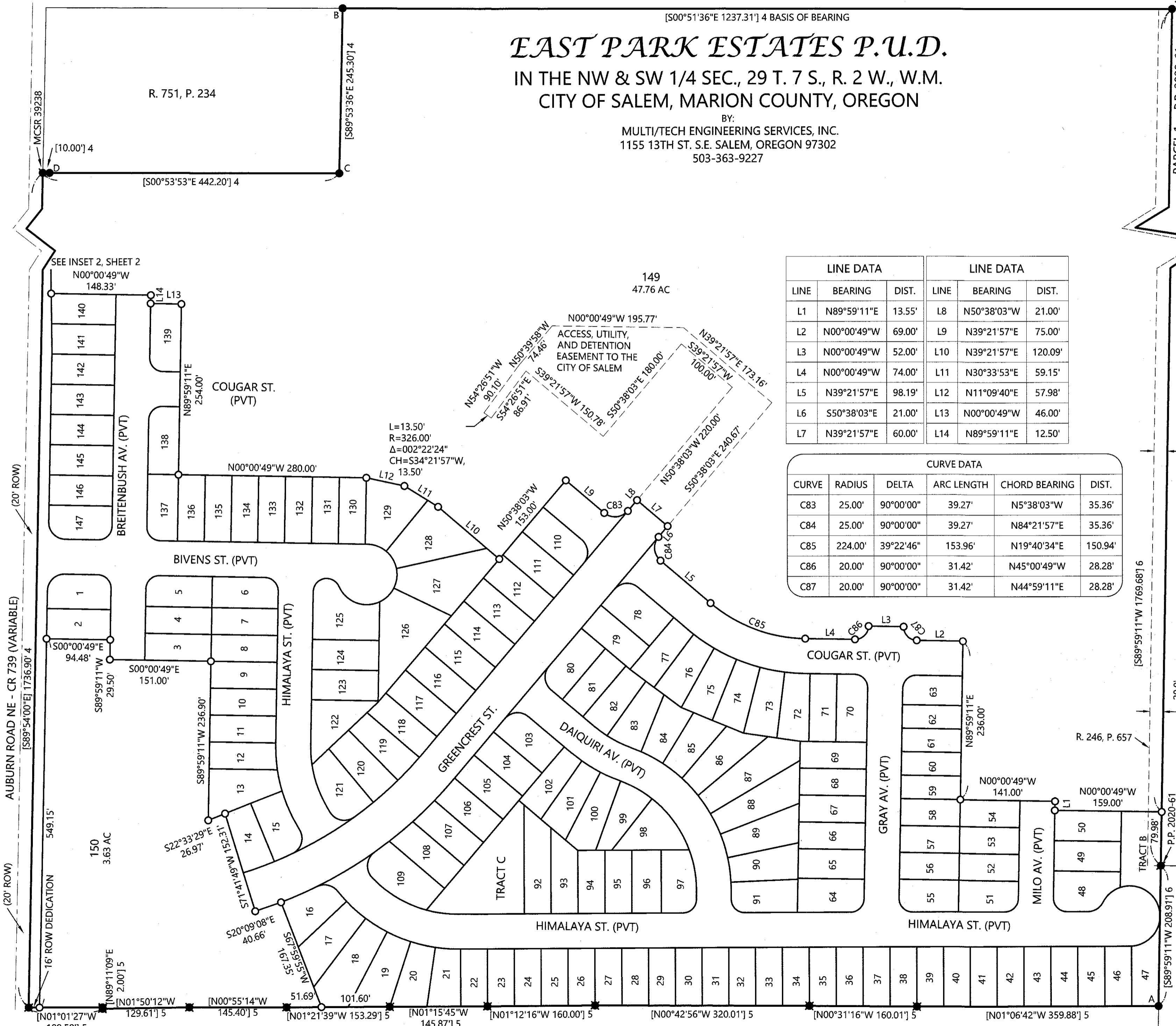
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L3	N00°00'49"W	52.00'	L10	N39°21'57"E	120.09'
L4	N00°00'49"W	74.00'	L11	N30°33'53"E	59.15'
L5	N39°21'57"E	98.19'	L12	N11°09'40"E	57.98'
L6	S50°38'03"E	21.00'	L13	N00°00'49"W	46.00'
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C86	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C87	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'



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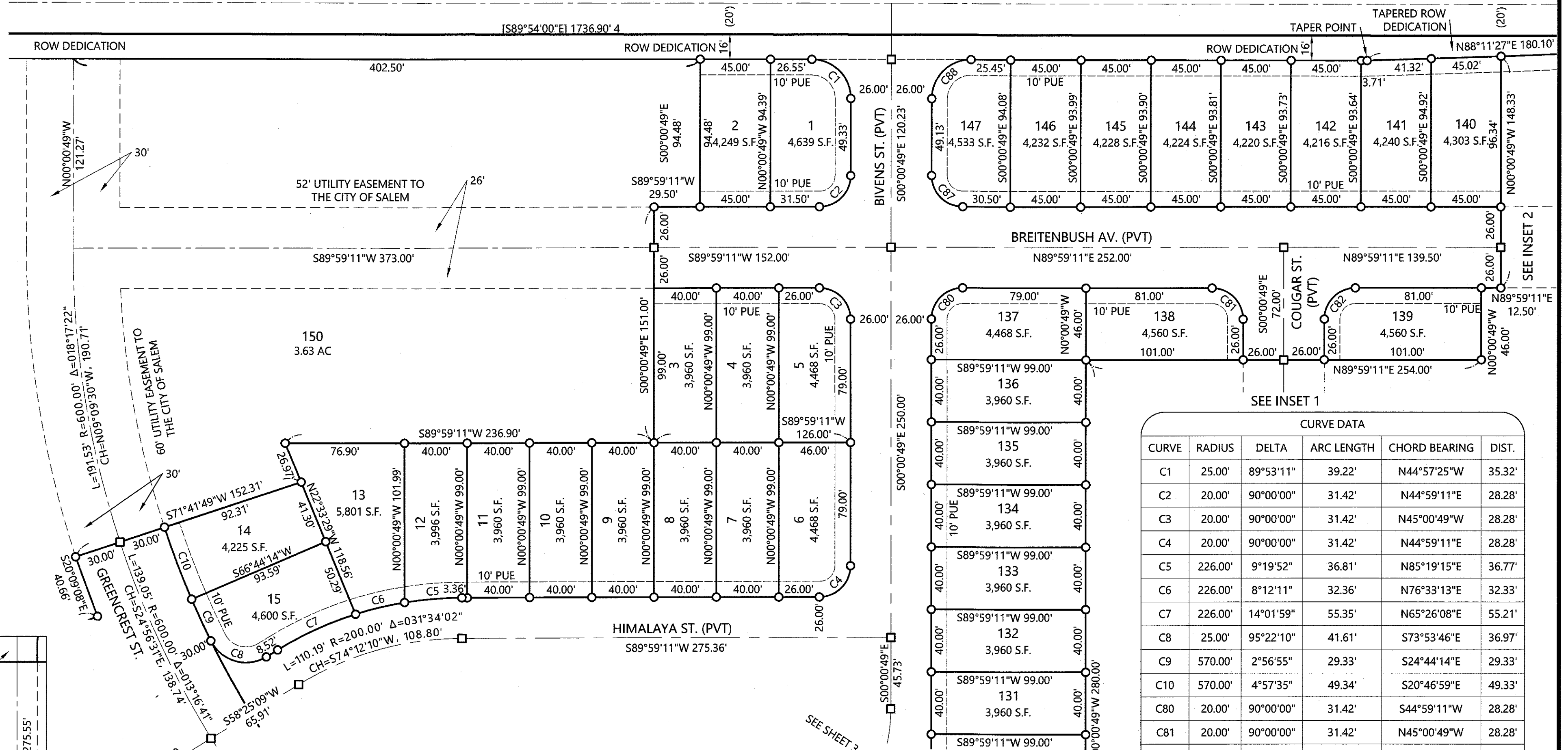
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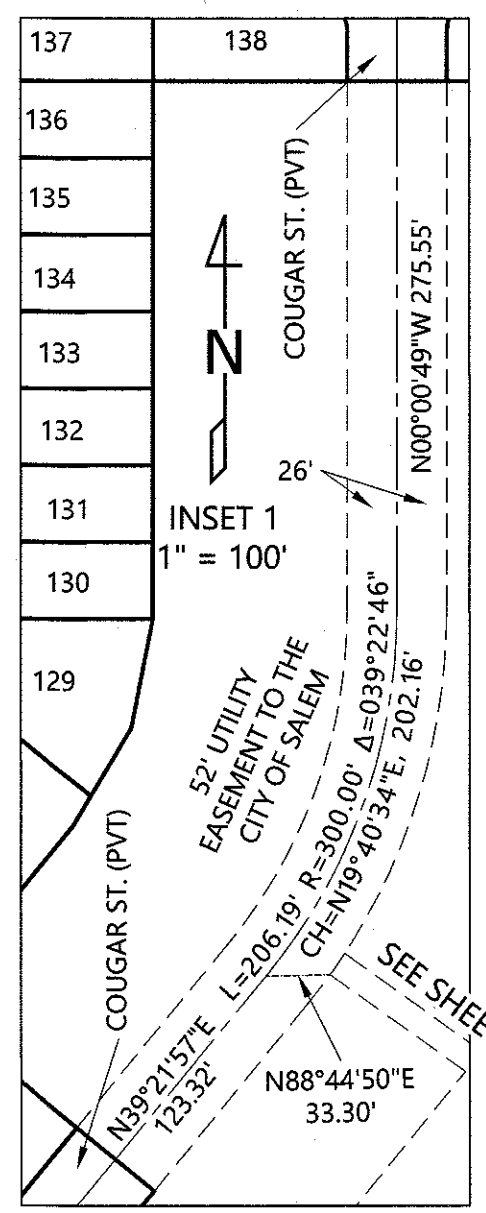
EAST PARK ESTATES P.U.D.

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CITY OF SALEM, MARION COUNTY, OREGON

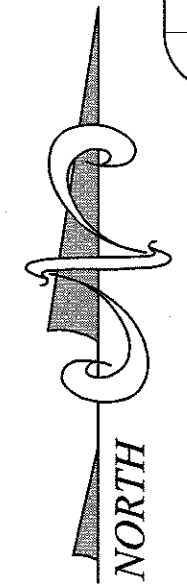
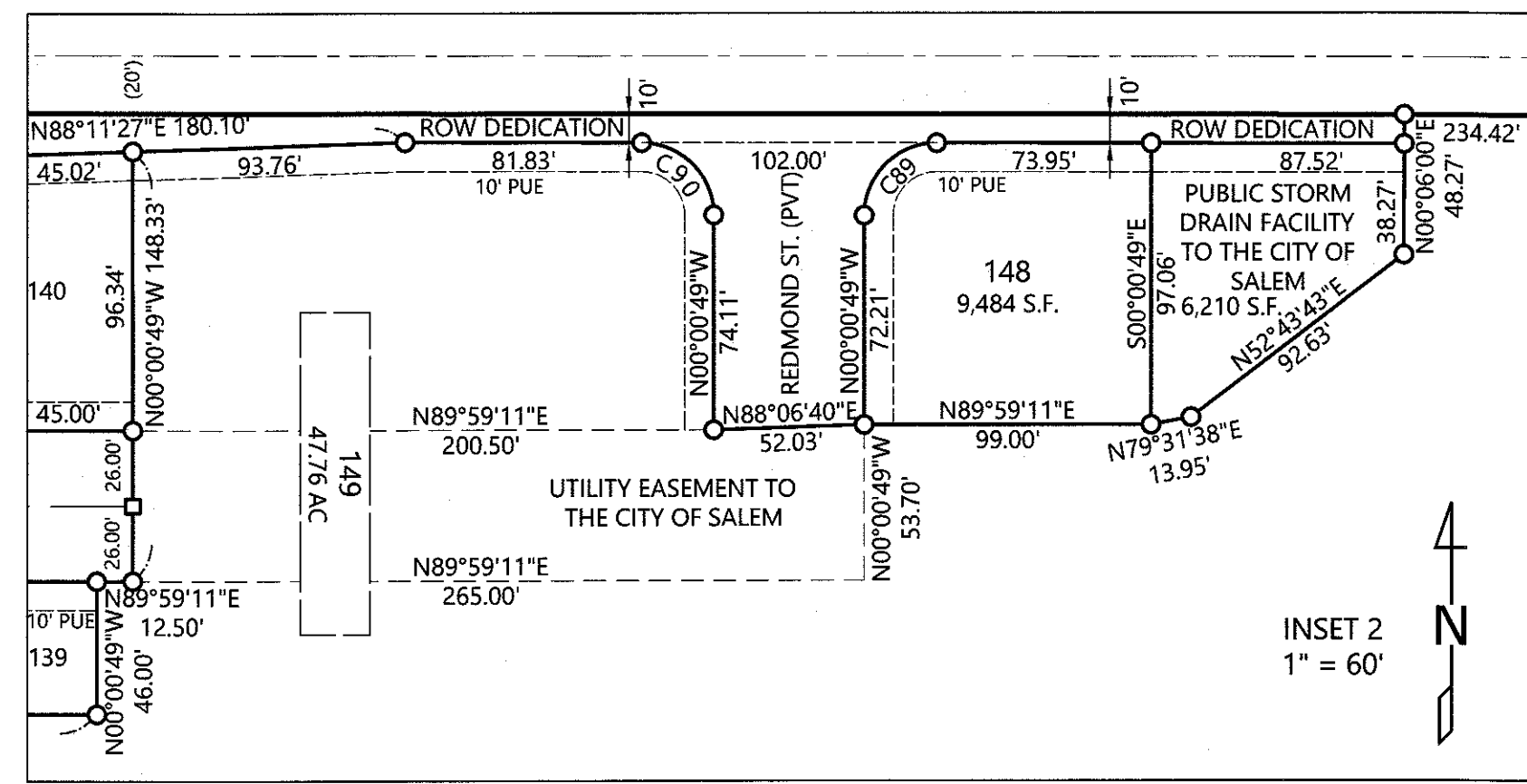


CURVE DATA

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	25.00'	89°53'11"	39.22'	N44°57'25"W	35.32'
C2	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C3	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C4	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C5	226.00'	9°19'52"	36.81'	N85°19'15"E	36.77'
C6	226.00'	8°12'11"	32.36'	N76°33'13"E	32.33'
C7	226.00'	14°01'59"	55.35'	N65°26'08"E	55.21'
C8	25.00'	95°22'10"	41.61'	S73°53'46"E	36.97'
C9	570.00'	2°56'55"	29.33'	S24°44'14"E	29.33'
C10	570.00'	4°57'35"	49.34'	S20°46'59"E	49.33'
C80	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C81	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C82	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C87	20.00'	90°00'00"	31.42'	S45°00'49"E	28.28'
C88	25.00'	90°06'49"	39.32'	S45°02'35"W	35.39'
C89	25.00'	90°06'49"	39.32'	S45°02'35"W	35.39'
C90	25.00'	89°53'11"	39.22'	N44°57'25"W	35.32'



- = FOUND MONUMENT, SEE TABLE
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."
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LAND SURVEYOR

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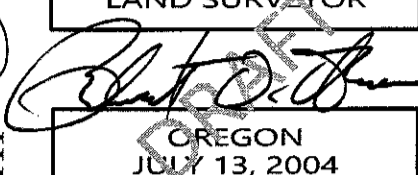
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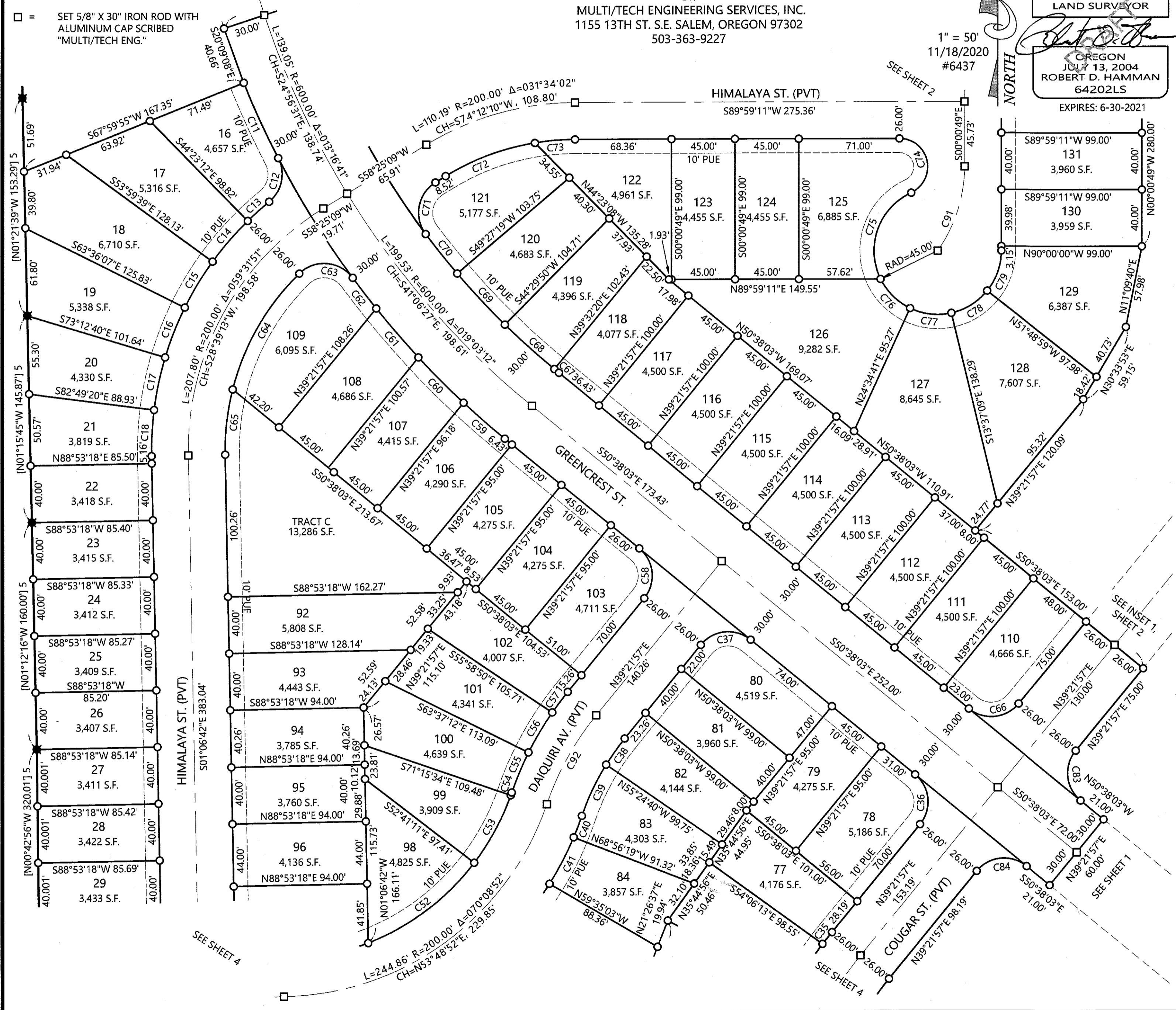
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NORTH

REGISTERED
PROFESSIONAL
LAND SURVEYOR


 OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2021



CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C11	630.00'	5°18'37"	58.39'	N24°39'24"W	58.37'
C12	25.00'	78°04'05"	34.06'	N11°43'20"E	31.49'
C13	226.00'	5°08'34"	20.29'	N48°11'05"E	20.28'
C14	226.00'	9°36'26"	37.90'	N40°48'34"E	37.85'
C15	226.00'	9°36'28"	37.90'	N31°12'07"E	37.85'
C16	226.00'	9°36'33"	37.90'	N21°35'36"E	37.86'
C17	226.00'	9°36'40"	37.91'	N11°59'00"E	37.87'
C18	226.00'	8°17'22"	32.70'	N3°01'59"E	32.67'
C35	276.00'	2°13'26"	10.71'	S38°15'14"W	10.71'
C36	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C37	25.00'	90°00'00"	39.27'	S84°21'57"W	35.36'
C38	174.00'	7°24'44"	22.51'	S35°39'35"W	22.49'
C39	174.00'	13°12'47"	40.13'	S25°20'49"W	40.04'
C40	226.00'	4°05'44"	16.16'	S20°47'18"W	16.15'
C52	174.00'	31°24'13"	95.37'	N53°00'55"E	94.18'
C53	174.00'	17°54'52"	54.40'	N28°21'23"E	54.18'
C54	174.00'	0°39'31"	2.00'	N19°04'11"E	2.00'
C55	226.00'	7°45'58"	30.63'	N22°37'25"E	30.61'
C56	226.00'	8°16'24"	32.63'	N30°38'36"E	32.61'
C58	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C59	630.00'	3°30'36"	38.59'	N48°52'45"W	38.59'
C60	630.00'	4°06'46"	45.22'	N45°04'04"W	45.21'
C61	630.00'	4°09'10"	45.66'	N40°56'06"W	45.65'
C62	630.00'	2°29'14"	27.35'	N37°36'54"W	27.35'
C63	25.00'	98°00'18"	42.76'	N85°22'26"W	37.74'
C64	174.00'	31°24'29"	95.38'	S29°55'11"W	94.19'
C65	174.00'	15°19'39"	46.55'	S6°33'07"W	46.41'
C66	25.00'	90°00'00"	39.27'	N84°21'57"E	35.36'
C68	570.00'	4°42'25"	46.83'	S47°51'23"E	46.81'
C69	570.00'	4°57'30"	49.33'	S43°01'25"E	49.31'
C70	570.00'	3°35'39"	35.76'	S38°44'51"E	35.75'
C71	25.00'	95°22'10"	41.61'	S10°44'04"W	36.97'
C72	174.00'	22°14'51"	67.56'	S69°32'34"W	67.14'
C73	174.00'	9°19'12"	28.30'	S85°19'35"W	28.27'
C74	20.00'	155°27'23"	54.26'	N12°17'07"W	39.09'
C75	45.00'	91°39'50"	71.99'	N19°36'39"E	64.56'
C76	45.00'	37°58'33"	29.83'	N45°12'32"W	29.28'
C77	45.00'	38°13'22"	30.02'	N83°18'30"W	29.47'
C78	45.00'	38°44'11"	30.42'	S58°12'44"W	29.85'
C79	45.00'	38°51'27"	30.52'	S19°24'54"W	29.94'
C83	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C84	25.00'	90°00'00"	39.27'	N84°21'57"E	35.36'
C91	102.34'	35°28'37"	63.37'	N17°43'30"E	62.36'
C92	200.00'	20°37'31"	72.00'	S29°03'11"W	71.61'

EAST PARK ESTATES P.U.D.

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

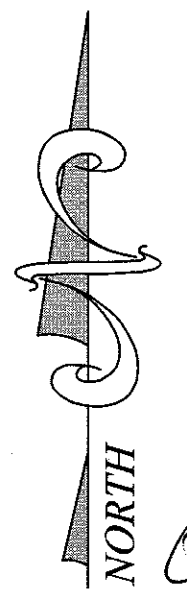
BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C19	45.00'	3°15'41"	2.56'	N2°44'33"W	2.56'
C20	45.00'	85°38'24"	67.26'	N47°11'35"W	61.17'
C22	45.00'	44°25'26"	34.89'	S41°41'48"E	34.02'
C23	25.00'	62°47'50"	27.40'	S32°30'37"E	26.05'
C24	20.00'	91°05'53"	31.80'	S44°26'14"W	28.55'
C25	20.00'	88°54'07"	31.03'	S45°33'46"E	28.01'
C26	20.00'	91°05'53"	31.80'	S44°26'14"W	28.55'
C27	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C28	20.00'	88°54'07"	31.03'	S45°33'46"E	28.01'
C29	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C30	276.00'	6°11'44"	29.84'	S3°05'03"W	29.83'
C31	276.00'	7°44'24"	37.28'	S10°03'07"W	37.26'
C32	276.00'	7°44'24"	37.28'	S17°47'31"W	37.26'
C33	276.00'	7°44'24"	37.28'	S25°31'55"W	37.26'
C34	276.00'	7°44'24"	37.28'	S33°16'19"W	37.26'
C35	276.00'	2°13'26"	10.71'	S38°15'14"W	10.71'
C42	226.00'	9°13'39"	36.40'	S36°48'16"W	36.36'
C43	226.00'	8°58'26"	35.40'	S45°54'19"W	35.36'
C44	226.00'	8°20'25"	32.90'	S54°33'45"W	32.87'
C45	226.00'	8°35'38"	33.90'	S63°01'46"W	33.87'

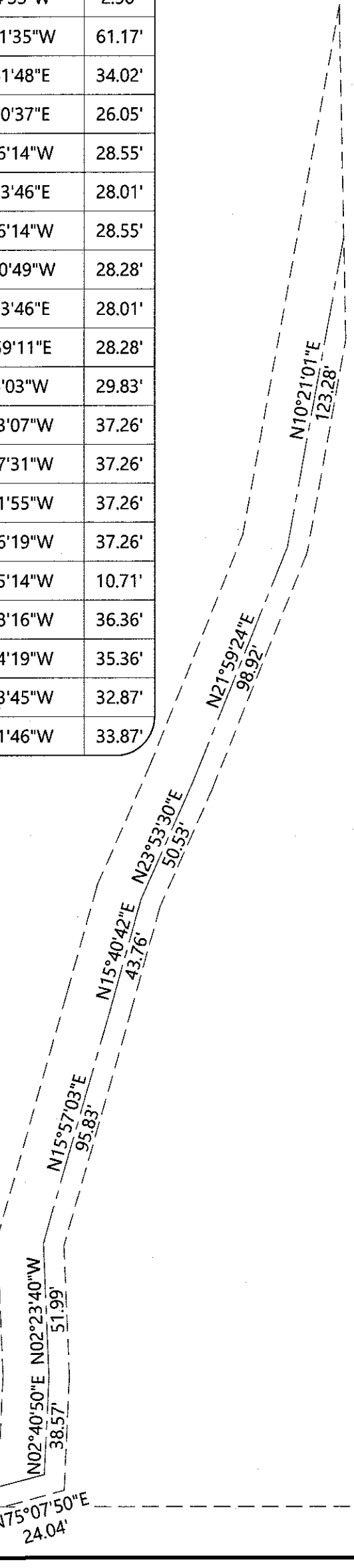
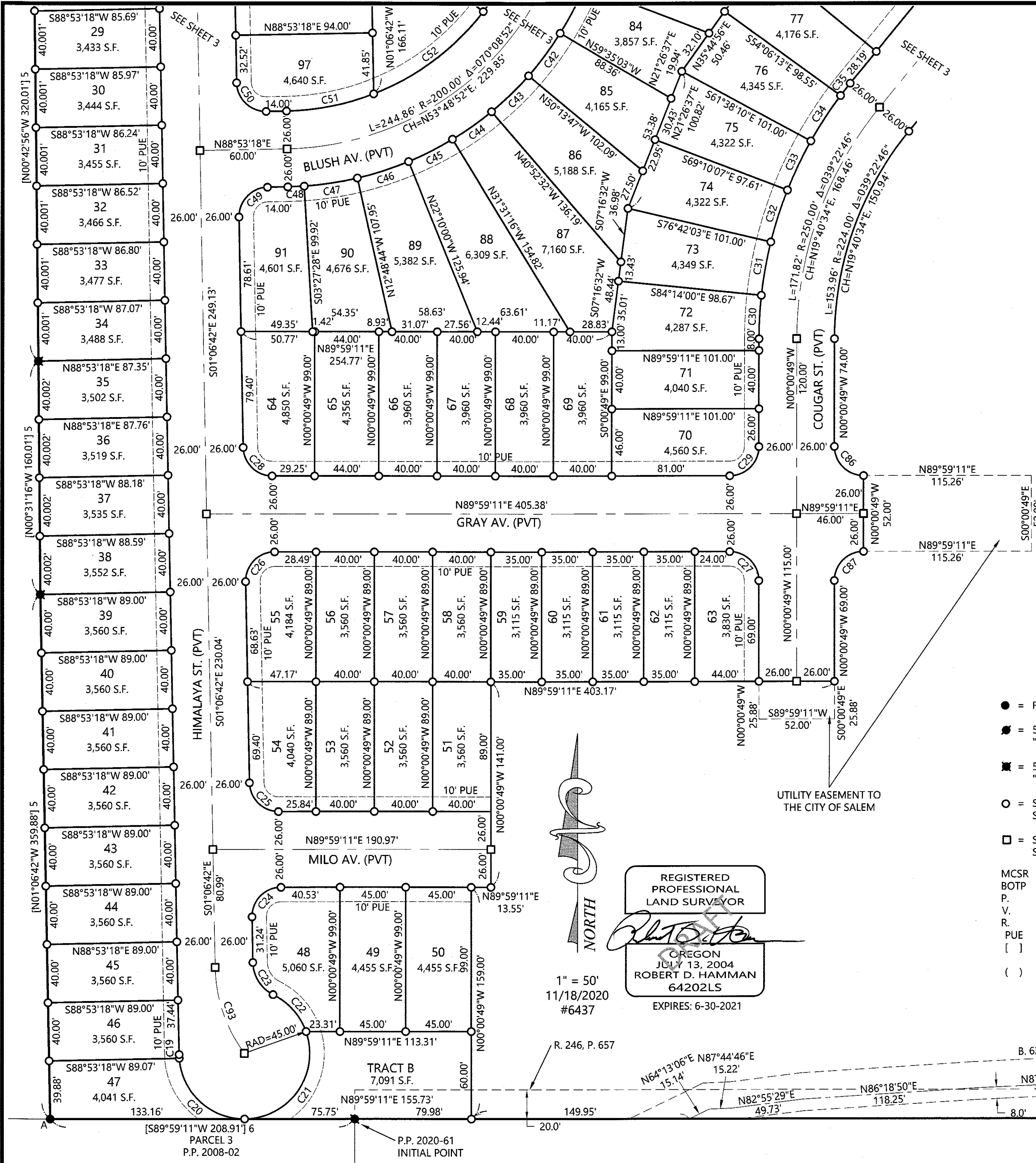
- = FOUND MONUMENT, SEE TABLE
 - = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER SURVEY NOTED
 - = 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." PER MCSR
 - = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." AT GROUND LEVEL
 - = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG."
- MCSR = MARION COUNTY SURVEY RECORD
 BOTP = BOOK OF TOWN PLATS
 P. = PAGE
 V. = VOLUME
 R. = REEL
 PUE = PUBLIC UTILITY EASEMENT
 [] = RECORD AND MEASURED DATA PER MCSR 36837
 () = RECORD DATA PER MCSR 36837

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS
 EXPIRES: 6-30-2021



1" = 50'
 11/18/2020
 #6437



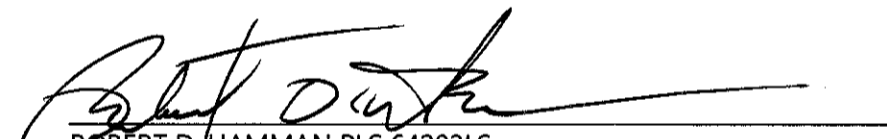
EAST PARK ESTATES P.U.D.
 IN THE NW & SW 1/4 SEC., 29 T. 7 S., R. 2 W., W.M.
 CITY OF SALEM, MARION COUNTY, OREGON

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

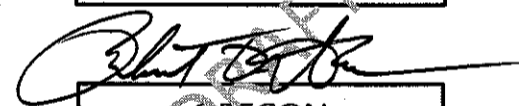
SURVEYOR'S CERTIFICATE

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS EAST PARK ESTATES, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT 2020-61 IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF PARCEL 3, PARTITION PLAT 2008-02 SOUTH 89°59'11" WEST 208.91 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED AS "PARCEL IV" IN REEL 4230, PAGE 271, MARION COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID "PARCEL IV" NORTH 01°06'42" WEST 359.88 FEET; THENCE ALONG THE WEST LINE OF THE TRACT OF LAND DESCRIBED AS "EXHIBIT C" IN REEL _____ PAGE _____, MARION COUNTY DEED RECORDS THE FOLLOWING NINE CALLS: NORTH 00°31'16" WEST 160.01 FEET TO A 5/8" IRON ROD; NORTH 00°42'56" WEST 320.01 FEET TO A 5/8" IRON ROD; NORTH 01°12'16" WEST 160.00 FEET TO A 5/8" IRON ROD; NORTH 01°15'45" WEST 145.87 FEET TO A 5/8" IRON ROD; NORTH 01°21'39" WEST 153.29 FEET TO A 5/8" IRON ROD; NORTH 00°55'14" WEST 145.40 FEET TO A 5/8" IRON ROD; NORTH 01°50'12" WEST 129.61 FEET TO A 5/8" IRON ROD; NORTH 89°11'09" EAST 2.00 FEET TO A 5/8" IRON ROD; NORTH 01°01'27" WEST 109.50 FEET TO A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY OF AUBURN ROAD NE (COUNTY ROAD 739); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°54'00" EAST 1736.90 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN REEL 751, PAGE 234, MARION COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT SOUTH 00°53'53" EAST 442.20 FEET TO A 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 89°53'36" EAST 245.30 FEET TO A 1/2" IRON PIPE ON THE WEST RIGHT OF WAY LINE OF CORDON ROAD NE (MARKET ROAD 97); THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°51'36" EAST 1237.31 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED AS "PARCEL V" IN REEL 4230, PAGE 271, MARION COUNTY DEED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "PARCEL V" AND ITS EXTENSION SOUTH 89°59'11" WEST 1769.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 73.94 ACRES, MORE OR LESS.


 ROBERT D. HAMMAN PLS 64202LS

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR


 OREGON
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS

EXPIRES: 6-30-2021

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A TRACT OF LAND DESCRIBED IN REEL 4230, PAGE 271, MARION COUNTY DEED RECORDS AND SUBJECT TO A PROPERTY LINE ADJUSTMENT RECORDED AS REEL _____, PAGE _____ INTO LOTS AND STREETS AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT APPLICATION NO. 18-124473-ZO, 18-124474-ZO, 18-124468-LD, 18-124472-LD, 19-118029-ZO. THE BASIS OF BEARING IS ALONG THE WEST RIGHT OF WAY OF CORDON ROAD PER MCSR 39238. I PREVIOUSLY RESOLVED THE BOUNDARY OF THIS PROPERTY IN MCSR 39238 AND MCSR _____.

APPROVALS AND ACCEPTANCE OF DEDICATION

 CITY OF SALEM PLANNING ADMINISTRATOR DATE
 SUBDIVISION CASE No. _____

 CITY OF SALEM SURVEYOR DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH: DATE _____

 MARION COUNTY TAX COLLECTOR DATE

 MARION COUNTY ASSESSOR DATE

 CHAIRPERSON OR VICE-CHAIRPERSON DATE
 MARION COUNTY BOARD OF COMMISSIONERS

PLAT NOTES:

ALL PRIVATE STREETS ARE COINCIDENT WITH PUBLIC WATER AND SANITARY SEWER EASEMENTS.

NONREMONSTRANCE AGREEMENT RECORDED IN REEL 753, PAGE 287, MARION COUNTY DEED RECORDS.

MARION COUNTY INFRASTRUCTURE IMPROVEMENT AGREEMENT RECORDED IN REEL 3282, PAGE 365, MARION COUNTY DEED RECORDS.

CITY OF SALEM IMPROVEMENT AGREEMENT RECORDED IN REEL 4326, PAGE 201, MARION COUNTY DEED RECORDS.

SUBORDINATION AGREEMENT RECORDED IN REEL 4266, PAGE 415, MARION COUNTY DEED RECORDS.

SUBORDINATION AGREEMENT RECORDED IN REEL 4308, PAGE 047, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4266, PAGE 414, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4278, PAGE 220, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4296, PAGE 344, MARION COUNTY DEED RECORDS.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT EAST PARK LLC., AN OREGON LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE SAME INTO LOTS AND STREETS, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED THE NAME TO BE KNOWN AS EAST PARK ESTATES P.U.D. I HEREBY GRANT THE PUBLIC UTILITY, STORM, AND SEWER EASEMENTS AND ACKNOWLEDGE THE PLAT NOTES SHOWN HEREIN. I ALSO HEREBY DEDICATE TO THE PUBLIC THE PUBLIC STREETS AND PUBLIC FACILITIES SHOWN HEREON. I ALSO EXTINGUISH THE ACCESS EASEMENTS GRANTED IN PARTITION PLAT PARTITION PLAT 1990-22.

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

STATE OF OREGON }
 COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20____, KIRIL IVANOV, MEMBER, EAST PARK LLC., AN OREGON LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

 NOTARY SIGNATURE

 NOTARY PUBLIC FOR OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

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

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

 BY: DEPUTY COUNTY CLERK