



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. PUD24-01
PROPERTY LOCATION:	255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE, Salem OR 97301
NOTICE MAILING DATE:	January 29, 2024
PROPOSAL SUMMARY:	A Planned Unit Development Final Plan for Phase 5 of East Park Estates including 129 lots and common open space areas and a 36-unit multi-family residential development. 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., Monday, February 12, 2024</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
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: skaltwasser@salemneighbors.org .
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 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)
APPLICANT(S):	Brandie Dalton, Multi/Tech Engineering
PROPOSAL REQUEST:	An application for a Planned Unit Development Final Plan for Phase 5 of East Park Estates which includes 129 lots and common open space areas and a 36-unit multi-family residential development, 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 / 014000 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:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 24 101393. Paper copies can be obtained for a reasonable cost.

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 información, por favor llame 503-588-6173

REGARDING: Planned Unit Development Final Plan Case No. PUD24-01

PROJECT ADDRESS: 255 Cordon Rd NE, 4800-4900 Block of State St and 4700-4800 Block of Auburn Rd NE, Salem OR 97301

AMANDA Application No.: 24-101393-PLN

COMMENT PERIOD ENDS: Monday, February 12, 2024, at 5:00 p.m.

SUMMARY: A Planned Unit Development Final Plan for Phase 5 of East Park Estates including 129 lots and common open space areas and a 36-unit multi-family residential development. 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 5 of East Park Estates which includes 129 lots and common open space areas and a 36-unit multi-family residential development, 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 Rd NE, 4800-4900 Block of State St and 4700-4800 Block of Auburn Rd NE - 97301 (Marion County Assessor’s Map and Tax Lot numbers: 072W29B / 014000 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., Monday, February 12, 2024, will be considered in the decision process. Comments received after this date will be not considered. Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. 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, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; 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

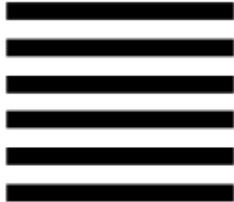


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

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

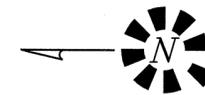


EAST PARK ESTATES P.U.D. No. 5

A RE-PLAT OF LOT 230, EAST PARK ESTATES P.U.D. No. 2, AND
LOT 337, EAST PARK ESTATES P.U.D. No. 3
IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

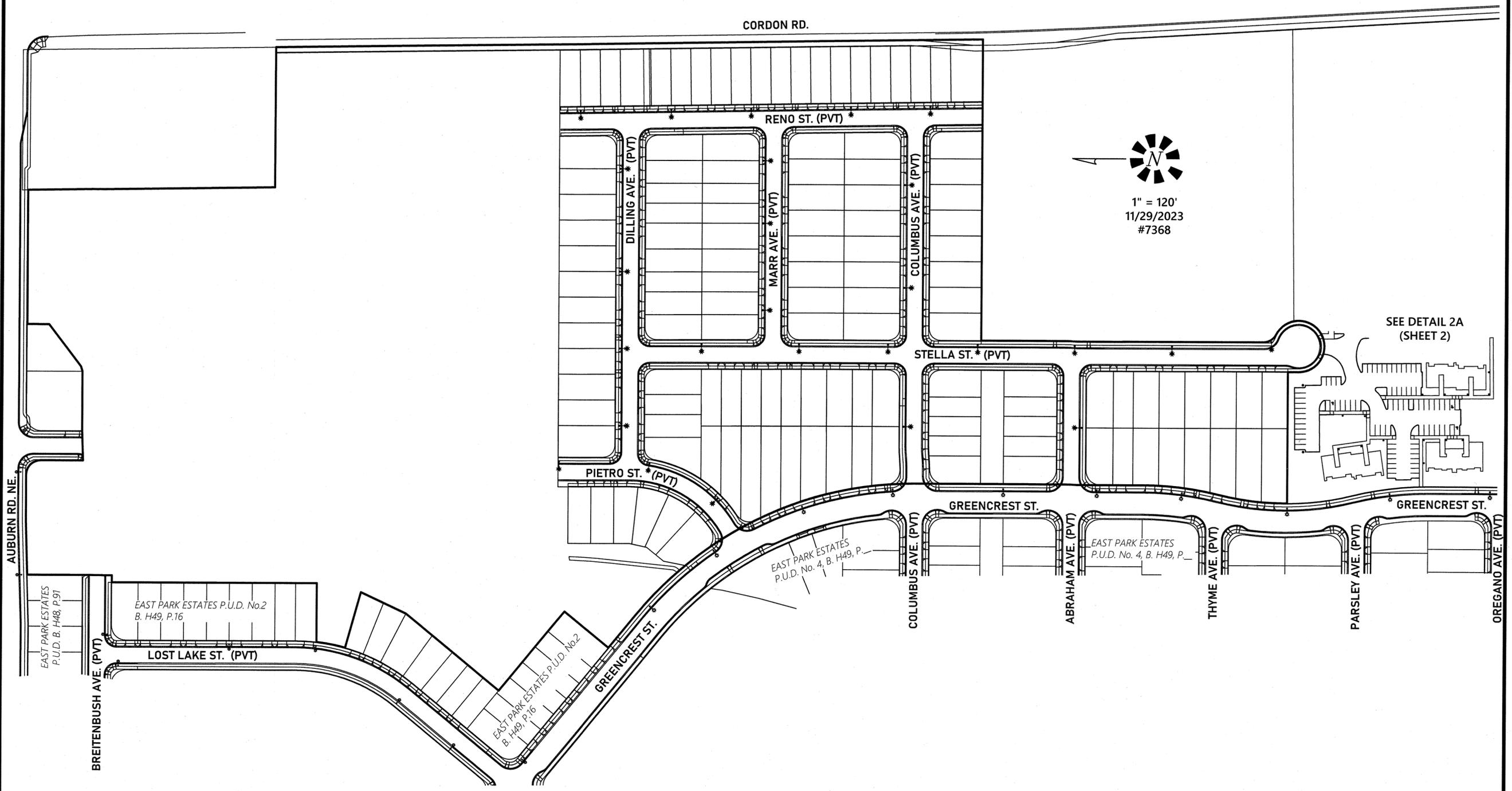
BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

CORDON RD.



1" = 120'
11/29/2023
#7368

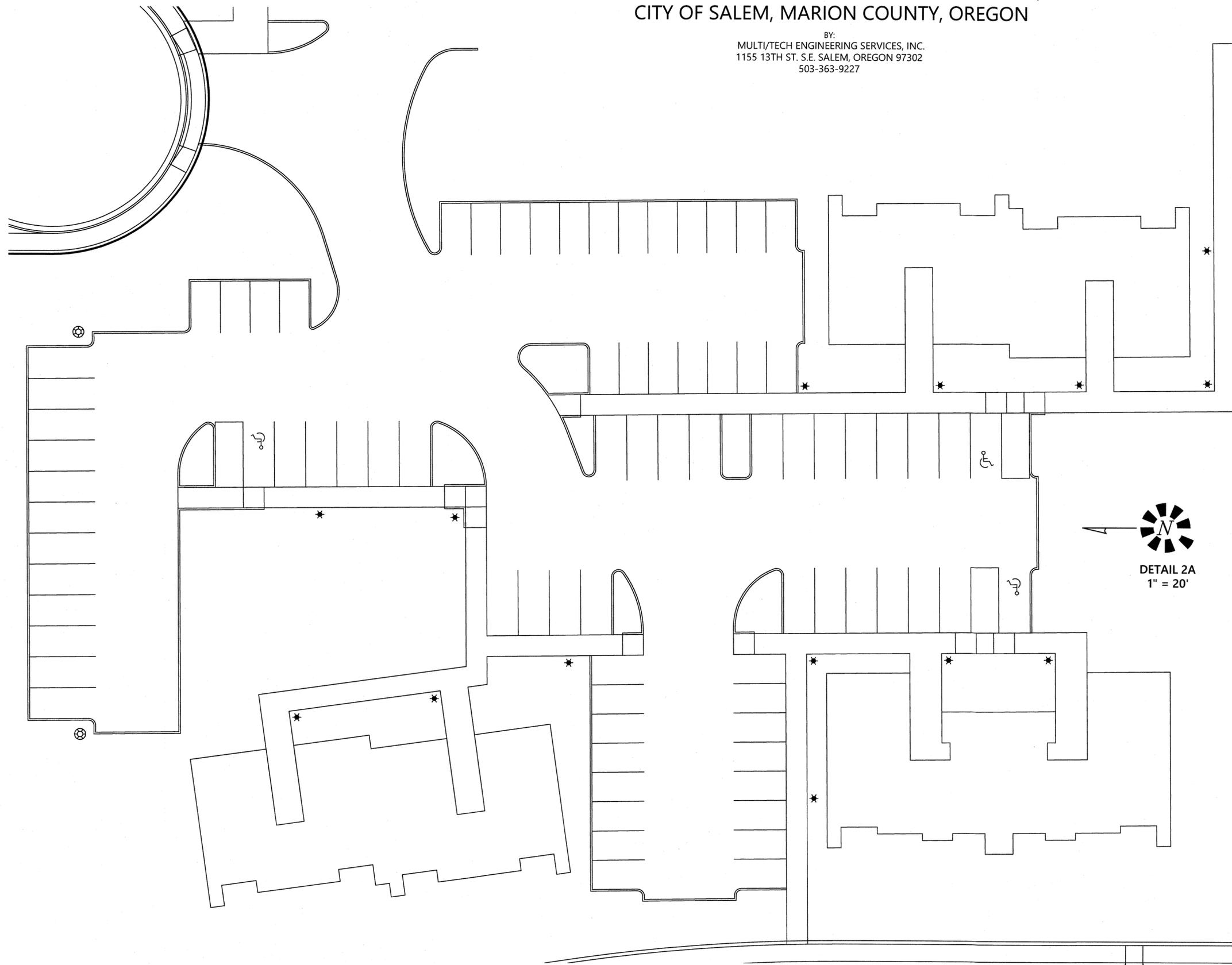
SEE DETAIL 2A
(SHEET 2)

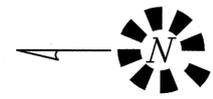


EAST PARK ESTATES P.U.D. No. 5

A RE-PLAT OF LOT 230, EAST PARK ESTATES P.U.D. No. 2, AND
LOT 337, EAST PARK ESTATES P.U.D. No. 3
IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

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

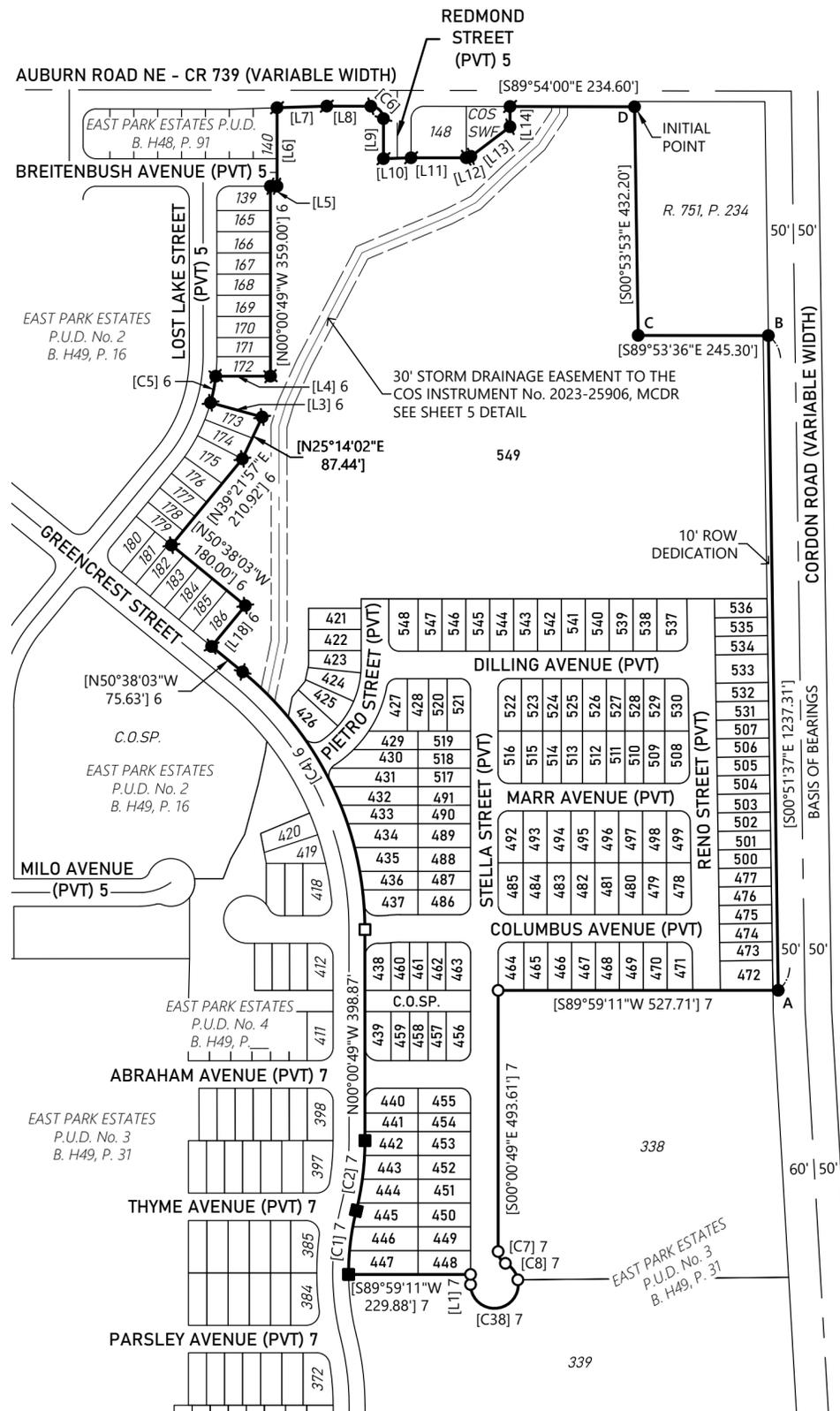



DETAIL 2A
1" = 20'

EAST PARK ESTATES P.U.D. No. 5

A RE-PLAT OF LOT 230, EAST PARK ESTATES P.U.D. No. 2, AND
 LOT 337, EAST PARK ESTATES P.U.D. No. 3
 IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.
 CITY OF SALEM, MARION COUNTY, OREGON

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



LEGEND:

- MCDR = MARION COUNTY DEED RECORD
- MCSR = MARION COUNTY SURVEY RECORD
- BOTP = BOOK OF TOWN PLATS
- W/YPC = WITH YELLOW PLASTIC CAP
- ROW = RIGHT-OF-WAY
- PUE = PUBLIC UTILITY EASEMENT
- RAD = RADIUS
- IP = IRON PIPE
- IR = IRON ROD
- P = PAGE
- V = VOLUME
- R = REEL
- COS = CITY OF SALEM
- SWF = STORM WATER FACILITY
- PVT = PRIVATE
- C.O.SP. = COMMON OPEN SPACE
- [] = RECORD AND MEASURED DATA PER 5 UNLESS NOTED OTHERWISE
- () = RECORD PER SURVEY NOTED
- = FOUND MONUMENT AS NOTED
- = FOUND MONUMENT PER EAST PARK V. 48, P. 91, BOTP
- = FOUND MONUMENT PER EAST PARK NO. 2, V. 49, P. 16, BOTP
- = FOUND MONUMENT PER EAST PARK NO. 3, V. 49, P. 31, BOTP
- = SET 5/8" X 30" IR, W/YPC SCRIBED "MULTI/TECH ENG."
- = SET 5/8" X 30" IR, WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG." TO BE POST-MONUMENTED
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." TO BE POST-MONUMENTED
- = 5/8" IR, W/YPC SCRIBED "MULTI/TECH ENG" PER 7, LOST DURING CONSTRUCTION
- = 5/8" IR, WITH ALUMINUM CAP SCRIBED "MULTI/TECH ENG." PER 6 LOST DURING CONSTRUCTION

REFERENCE SURVEYS :

1. MCSR 36837
2. MCSR 39457
3. MCSR 39510
4. P.P. 2020-61
5. EAST PARK P.U.D. B. H48, P. 91
6. EAST PARK P.U.D. No. 2, B. H49, P. 16
7. EAST PARK P.U.D. No. 3, B. H49, P. 31
8. EAST PARK P.U.D. No. 4, B. H49, P. ___

MONUMENT TABLE:

- A. 5/8" IR, W/YPC SCRIBED "DLT & ASSOC. PLS 1362", PER MCSR 31002, LDC
- B. 1/2" IP, WITH UNREADABLE YELLOW PLASTIC CAP, PER MCSR 29413
- C. 1/2" IP, PER MCSR 29413
- D. 3/4" IP, TIED IN MCSR 36837

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 THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.

Line#	Direction	Length
[L1] 7	N00°00'49"W	19.00'
[L3] 6	N74°26'46"W	101.00'
[L4] 6	N89°59'11"E	103.16'
[L5]	N89°59'11"E	12.50'
[L6]	N00°00'49"W	148.33'
[L7]	N88°11'27"E	93.76'
[L8]	S89°54'00"E	81.83'
[L9]	S00°00'49"E	74.11'
[L10]	N88°06'40"E	52.03'
[L11]	N89°59'11"E	104.00'
[L12]	N73°47'19"E	9.08'
[L13]	N52°43'43"E	92.63'
[L14]	N00°06'00"E	38.27'
L18	N39°21'57"E	100.00'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
[C1] 7	483.58'	14°26'31"	121.89'	N06°51'07"E	121.57'
[C2] 7	543.58'	14°05'12"	133.64'	N07°01'47"E	133.31'
[C4] 6	630.00'	50°37'14"	556.60'	N25°19'26"W	538.68'
[C5] 6	326.00'	8°58'15"	51.04'	N11°04'06"E	50.99'
[C6]	25.00'	89°53'11"	39.22'	S44°57'25"E	35.32'
[C7] 7	25.00'	62°47'50"	27.40'	S31°24'44"E	26.05'
[C8] 7	45.00'	51°30'42"	40.46'	S37°03'13"E	39.11'
[C38] 7	45.00'	191°16'59"	150.23'	S84°20'37"W	89.56'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS

EXPIRES: 6-30-2025

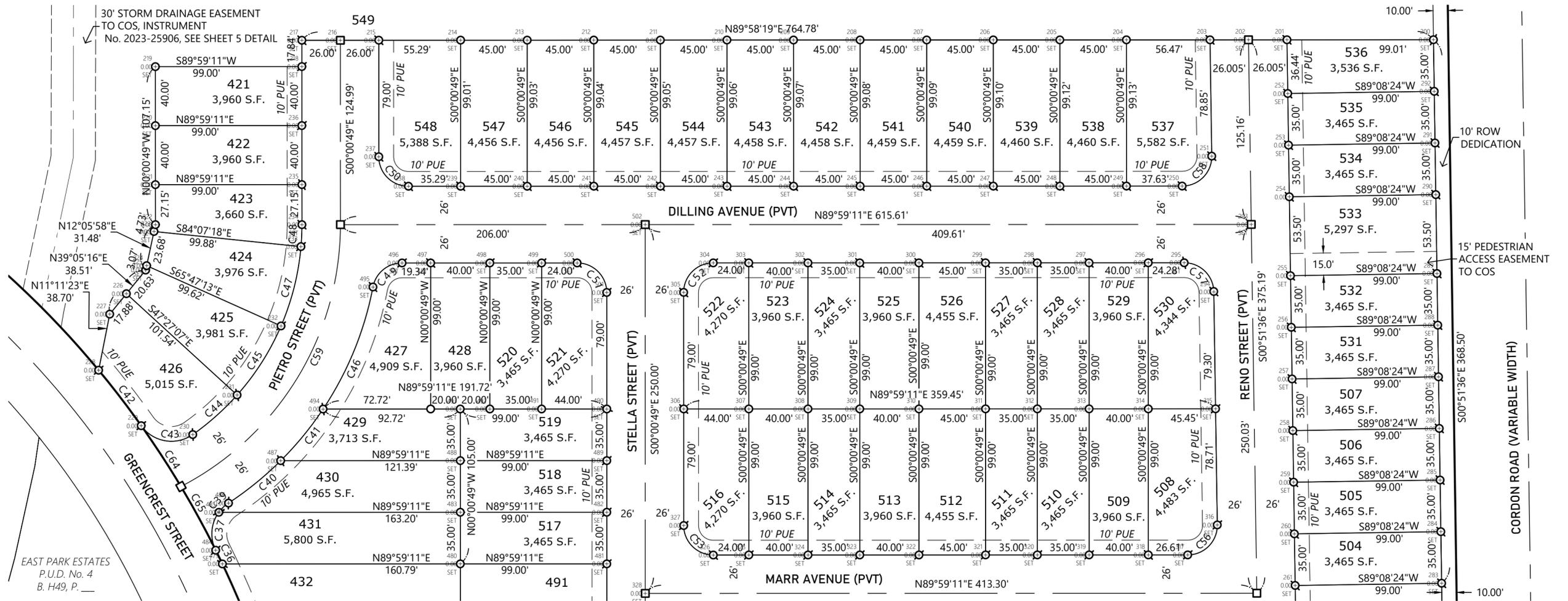
SHEET INDEX

- SHEET 1 - OVERALL BOUNDARY, MONUMENT TABLE, LOTS 422 - 551, CURVE TABLE, LINE TABLE, LEGEND, REFERENCE SURVEYS
- SHEET 2 - NORTH LOT DETAIL, CURVE TABLE
- SHEET 3 - CENTRAL LOT DETAIL, CURVE TABLE, LINE TABLE
- SHEET 4 - SOUTH LOT DETAIL, CURVE TABLE
- SHEET 5 - STORM DRAIN EASEMENT DETAIL, LOT 551
- SHEET 6 - NARRATIVE, CERTIFICATE, PLAT NOTES,
- SHEET 7 - SIGNATURE PAGE

EAST PARK ESTATES P.U.D. No. 5

A RE-PLAT OF LOT 230, EAST PARK ESTATES P.U.D. No. 2, AND
 LOT 337, EAST PARK ESTATES P.U.D. No. 3
 IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.
 CITY OF SALEM, MARION COUNTY, OREGON

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



MATCH LINE-SHEET 3

MATCH LINE-SHEET 3

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C36	630.00'	0°56'32"	10.36'	N25°51'42"W	10.36'
C37	25.00'	62°01'47"	27.07'	S04°40'56"W	25.76'
C39	25.00'	20°54'30"	9.12'	S46°09'04"W	9.07'
C40	226.00'	11°32'58"	45.56'	S50°49'50"W	45.48'
C41	226.00'	11°29'23"	45.32'	S39°18'40"W	45.24'
C42	630.00'	4°18'37"	47.39'	N37°26'05"W	47.38'
C43	25.00'	89°53'24"	39.22'	S80°13'28"E	35.32'
C44	174.00'	13°16'15"	40.30'	N48°11'42"E	40.21'
C45	174.00'	18°20'05"	55.68'	N32°23'33"E	55.44'
C46	226.00'	22°48'09"	89.94'	S22°09'54"W	89.35'
C47	174.00'	18°20'05"	55.68'	N14°03'28"E	55.44'
C48	174.00'	4°54'14"	14.89'	N02°26'18"E	14.89'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C49	20.00'	79°13'22"	27.65'	S50°22'30"W	25.50'
C50	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C51	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C52	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C53	20.00'	90°00'00"	31.42'	S45°00'49"E	28.28'
C56	20.00'	90°50'47"	31.71'	N44°33'47"E	28.49'
C57	20.00'	89°09'13"	31.12'	N45°26'13"W	28.07'
C58	20.00'	90°50'47"	31.71'	S44°33'47"W	28.49'
C59	200.00'	62°33'08"	218.35'	S31°15'45"W	207.66'
C64	630.00'	4°28'25"	49.19'	N33°02'34"W	49.18'
C65	630.00'	4°28'23"	49.18'	N28°34'10"W	49.17'



1" = 50'
 DATE
 #7368

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

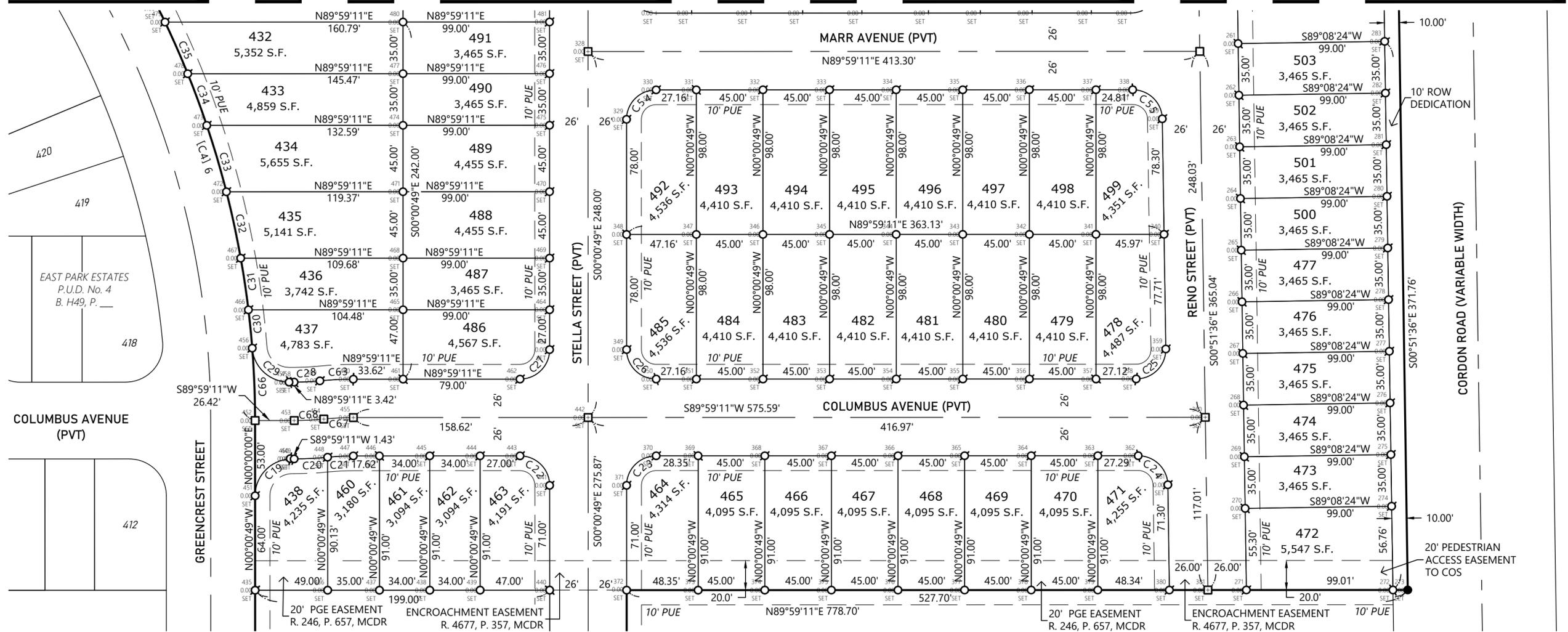
EAST PARK ESTATES P.U.D. No. 5

A RE-PLAT OF LOT 230, EAST PARK ESTATES P.U.D. No. 2, AND
 LOT 337, EAST PARK ESTATES P.U.D. No. 3
 IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.
 CITY OF SALEM, MARION COUNTY, OREGON

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

MATCH LINE-SHEET 2

MATCH LINE-SHEET 2



MATCH LINE-SHEET 4

MATCH LINE-SHEET 4

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
[C4] 6	630.00'	50°37'14"	556.60'	N25°19'26"W	538.68'
C19	25.00'	90°00'00"	39.27'	S44°59'11"W	35.36'
C20	226.00'	5°43'55"	22.61'	S87°07'13"W	22.60'
C21	174.00'	5°43'55"	17.41'	S87°07'13"W	17.40'
C22	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C23	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C24	20.00'	89°09'13"	31.12'	S45°26'13"E	28.07'
C25	20.00'	90°50'47"	31.71'	N44°33'47"E	28.49'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C26	20.00'	90°00'00"	31.42'	S45°00'49"E	28.28'
C27	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C28	226.00'	5°43'55"	22.61'	N87°07'13"E	22.60'
C29	25.00'	85°32'03"	37.32'	S47°14'47"E	33.95'
C30	630.00'	2°22'17"	26.08'	N05°39'54"W	26.07'
C31	630.00'	3°13'06"	35.39'	N08°27'36"W	35.38'
C32	630.00'	4°11'14"	46.04'	N12°09'46"W	46.03'
C33	630.00'	4°16'00"	46.91'	N16°23'23"W	46.90'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C34	630.00'	3°23'32"	37.30'	N20°13'09"W	37.30'
C35	630.00'	3°28'31"	38.21'	N23°39'11"W	38.21'
C54	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C55	20.00'	89°09'13"	31.12'	N45°26'13"W	28.07'
C63	226.00'	5°43'55"	22.61'	N87°07'13"E	22.60'
C66	630.00'	4°17'02"	47.10'	S02°20'15"E	47.09'
C67	200.00'	5°43'55"	20.01'	S87°07'13"W	20.00'
C68	200.00'	5°43'55"	20.01'	S87°07'13"W	20.00'



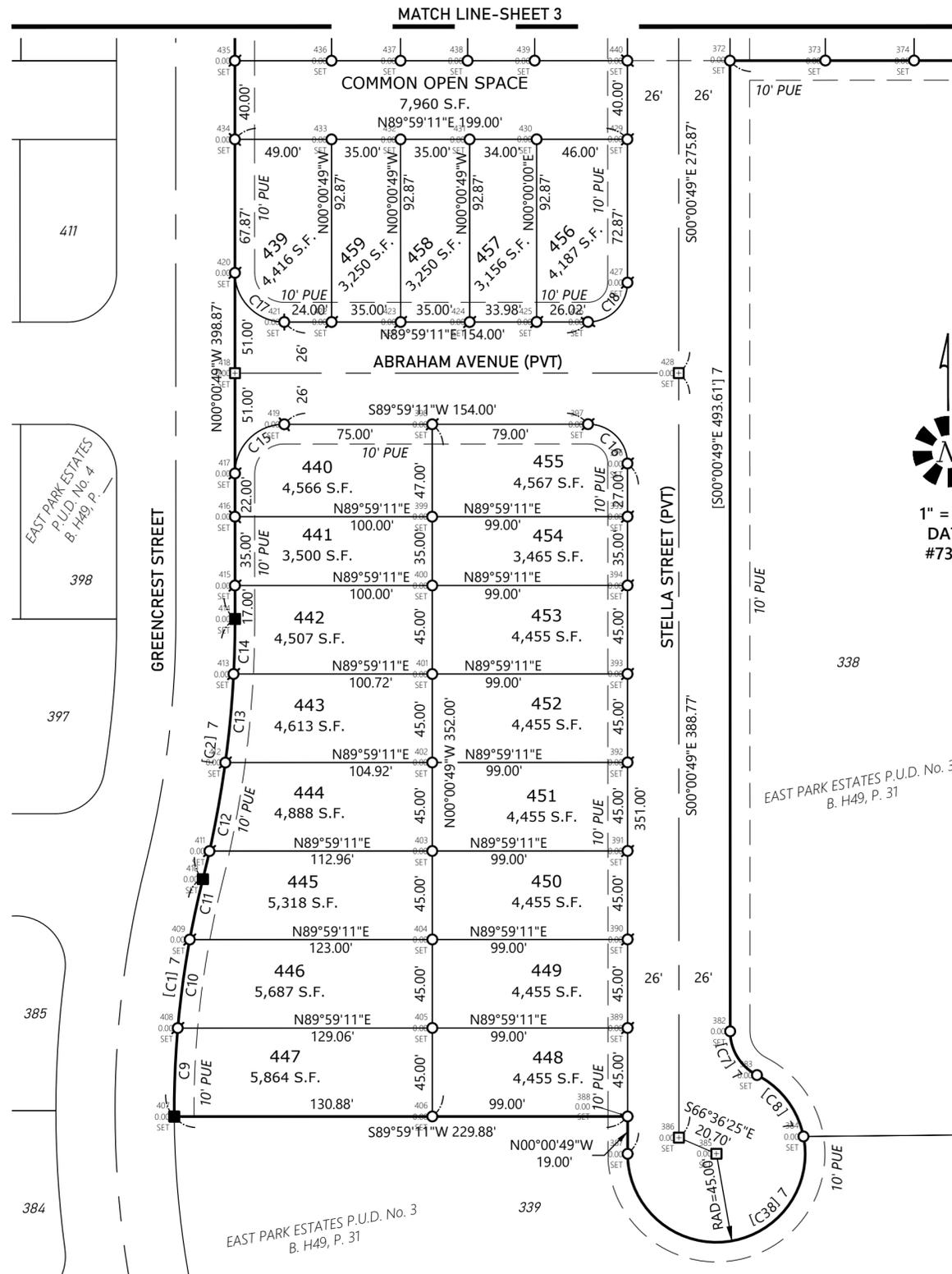
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

EAST PARK ESTATES P.U.D. No. 5

A RE-PLAT OF LOT 230, EAST PARK ESTATES P.U.D. No. 2, AND
 LOT 337, EAST PARK ESTATES P.U.D. No. 3
 IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.
 CITY OF SALEM, MARION COUNTY, OREGON

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



1" = 50'
 DATE
 #7368

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
[C1] 7	483.58'	14°26'31"	121.89'	N06°51'07"E	121.57'
[C2] 7	543.58'	14°05'12"	133.64'	N07°01'47"E	133.31'
[C7] 7	25.00'	62°47'50"	27.40'	S31°24'44"E	26.05'
[C8] 7	45.00'	51°30'42"	40.46'	S37°03'13"E	39.11'
C9	483.58'	5°20'17"	45.05'	N02°18'00"E	45.04'
C10	483.58'	5°22'55"	45.42'	N07°39'35"E	45.41'
C11	483.58'	3°43'20"	31.42'	N12°12'43"E	31.41'
C12	543.58'	4°49'11"	45.73'	N10°06'50"E	45.71'
C13	543.58'	4°45'55"	45.21'	N05°19'18"E	45.20'
C14	543.58'	2°57'09"	28.01'	N01°27'46"E	28.01'
C15	25.00'	90°00'00"	39.27'	S44°59'11"W	35.36'
C16	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C17	25.00'	90°00'00"	39.27'	S45°00'49"E	35.36'
C18	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
[C38] 7	45.00'	191°16'59"	150.23'	S84°20'37"W	89.56'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

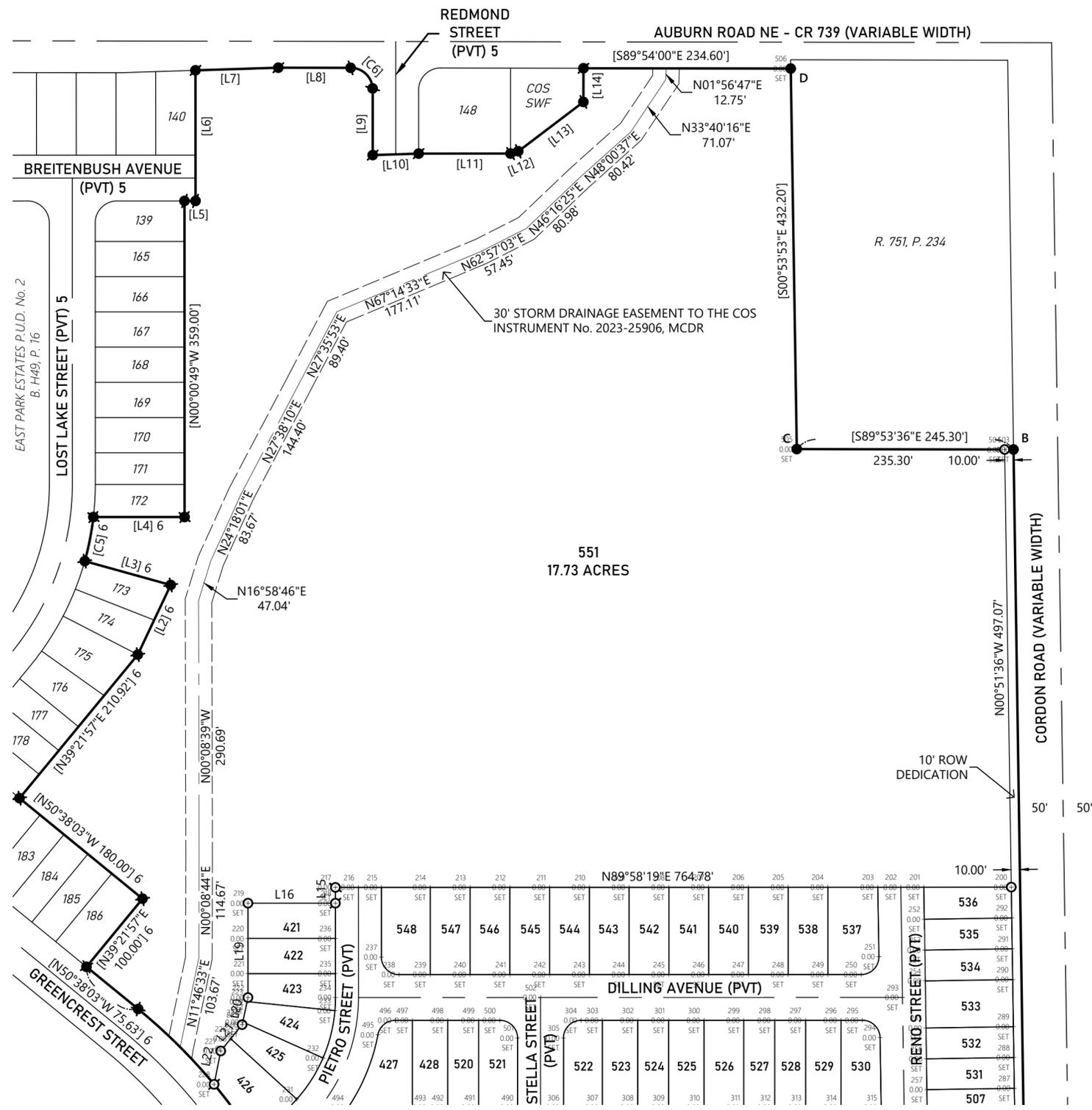
OREGON
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS

EXPIRES: 6-30-2025

EAST PARK ESTATES P.U.D. No. 5

A RE-PLAT OF LOT 230, EAST PARK ESTATES P.U.D. No. 2, AND
LOT 337, EAST PARK ESTATES P.U.D. No. 3
IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

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



LINE TABLE		
Line#	Direction	Length
[L2] 6	N25°14'02"E	87.44'
[L3] 6	N74°26'46"W	101.00'
[L4] 6	N89°59'11"E	103.16'
[L5] 6	N89°59'11"E	12.50'
[L6] 6	N00°00'49"W	148.33'
[L7] 6	N88°11'27"E	93.76'
[L8] 6	S89°54'00"E	81.83'
[L9] 6	S00°00'49"E	74.11'
[L10] 6	N88°06'40"E	52.03'
[L11] 6	N89°59'11"E	104.00'
[L12] 6	N73°47'19"E	9.08'
[L13] 6	N52°43'43"E	92.63'
[L14] 6	N00°06'00"E	38.27'
L15	S00°00'49"E	17.84'
L16	S89°59'11"W	99.00'
L19	N00°00'49"W	107.15'
L20	N12°05'58"E	31.48'
L21	N39°05'16"E	38.51'
L22	N11°11'23"E	38.70'

CURVE DATA					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
[C5] 6	326.00'	8°58'15"	51.04'	N11°04'06"E	50.99'
[C6] 6	25.00'	89°53'11"	39.22'	S44°57'25"E	35.32'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2025

EAST PARK ESTATES P.U.D. No. 5

A RE-PLAT OF LOT 230, EAST PARK ESTATES P.U.D. No. 2, AND
LOT 337, EAST PARK ESTATES P.U.D. No. 3
IN THE SW 1/4 & NW 1/4 OF SEC. 29, T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

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

SURVEYOR'S CERTIFICATE

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS EAST PARK ESTATES P.U.D. No. 3, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE BEING THE INITIAL POINT AT THE NORTHEASTERLY CORNER OF LOT 230, EAST PARK ESTATES P.U.D. No. 2 AS RECORDED IN VOLUME H49, PAGE 16, MARION COUNTY BOOK OF TOWN PLATS, LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, THENCE SOUTH 00°53'53" EAST 432.20 FEET TO A 1/2" IRON PIPE; THENCE SOUTH 89°53'36" EAST 245.30 FEET TO A 1/2" IRON PIPE ON THE WESTERLY RIGHT-OF-WAY LINE OF CORDON ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 00°51'37" EAST 1237.31 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 338, EAST PARK P.U.D. No. 3 VOLUME H49, PAGE 31, MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG THE LINE OF SAID LOT THE FOLLOWING FOUR CALLS: SOUTH 89°59'11" WEST 527.71 FEET TO A 5/8" IRON ROD; SOUTH 00°00'49" EAST 493.61 FEET TO A 5/8" IRON ROD; 27.40 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 31°24'44" EAST 26.05 FEET) TO A 5/8" IRON ROD, 40.46 FEET ALONG A 45.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 37°03'13" EAST 39.11 FEET) TO A 5/8" IRON ROD ON THE NORTHERLY LINE OF LOT 339, EAST PARK ESTATES P.U.D. No. 3, VOLUME H49, PAGE 31, MARION COUNTY BOOK OF TOWN PLATS; THENCE 150.23 FEET ALONG A 45.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 84°20'37" WEST 89.56 FEET) TO A 5/8" IRON ROD; THENCE NORTH 00°00'49" WEST 19.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°59'11" WEST 229.88 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF GREENCREST STREET; THENCE ALONG SAID RIGHT-OF-WAY FOLLOWING FIVE CALL: 121.89 FEET ALONG A 483.58 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 06°51'07" EAST 121.57 FEET) TO A 5/8" IRON ROD; 133.64 FEET ALONG A 543.58 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 07°01'47" EAST 133.31 FEET) TO A 5/8" IRON ROD; NORTH 00°00'49" WEST 398.87 FEET TO A 5/8" IRON ROD; 556.60 FEET ALONG A 630.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 25°19'26" WEST 538.68 FEET) TO A 5/8" IRON ROD; NORTH 50°38'03" WEST 75.63 FEET TO A 5/8" IRON ROD ON THE SOUTHWESTERLY CORNER OF LOT 186, EAST PARK ESTATES P.U.D. No. 2 VOLUME H49, PAGE 16, MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG THE EASTERLY LINE OF SAID PLAT THE FOLLOWING ELEVEN CALLS: NORTH 39°21'57" EAST 100.00 FEET TO A 5/8" IRON ROD; NORTH 50°38'03" WEST 180.00 FEET TO A 5/8" IRON ROD; NORTH 39°21'57" EAST 210.92 FEET TO A 5/8" IRON ROD; NORTH 25°14'02" EAST 87.44 FEET TO A 5/8" IRON ROD; NORTH 74°26'46" WEST 101.00 FEET TO A 5/8" IRON ROD; 51.04 FEET ALONG A 326.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 11°04'06" EAST 50.99 FEET) TO A 5/8" IRON ROD; NORTH 89°59'11" EAST 103.16 FEET TO A 5/8" IRON ROD; NORTH 00°00'49" WEST 359.00 FEET TO A 5/8" IRON ROD; NORTH 89°59'11" EAST 12.50 FEET TO A 5/8" IRON ROD; NORTH 00°00'49" WEST 148.33 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AUBURN ROAD NORTHEAST; THENCE ALONG SAID RIGHT-OF-WAY LINE FOLLOWING 3 CALLS: NORTH 88°11'27" EAST 93.76 FEET TO A 5/8" IRON ROD, SOUTH 89°54'00" EAST 81.83 FEET TO A 5/8" IRON ROD, 39.22 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 44°57'25" EAST 35.32 FEET) TO A 5/8" IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF REDMOND STREET; THENCE ALONG SAID LINE SOUTH 00°00'49" EAST 74.11 FEET TO A 5/8" IRON ROD; THENCE NORTH 88°06'40" EAST 52.03 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY LINE OF REDMOND STREET, ALSO BEING THE SOUTHWEST CORNER OF LOT 148, EAST PARK ESTATES P.U.D. No. 2, VOLUME H49, PAGE 16, MARION COUNTY BOOK OF TOWN PLATS; THENCE NORTH 89°59'11" EAST 104.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 73°47'19" EAST 9.08 FEET TO A 5/8" IRON ROD; THENCE NORTH 52°43'43" EAST 92.63 FEET TO A 5/8" IRON ROD; THENCE NORTH 00°06'00" EAST 38.27 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AUBURN ROAD NORTHEAST; THENCE ALONG SAID LINE SOUTH 89°54'00" EAST 234.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.08 ACRES MORE OR LESS.

PLAT NOTES:

ALL EASEMENTS GRANTED OR CONVEYED TO THE CITY BY THIS PLAT ARE TO BE GOVERNED BY THE TERMS AND CONDITIONS FOUND IN SRC 205.080.

ALL PRIVATE STREETS ARE SUBJECT TO WATER, STORM, AND SANITARY SEWER EASEMENTS TO THE CITY OF SALEM.

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

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

SUBJECT TO THE PLANNING DECISIONS RECORDED IN REEL 4482, PAGE 84, AND REEL 4644, PAGE 374, MARION COUNTY DEED RECORDS.

SUBJECT TO THE SUBORDINATION AGREEMENTS RECORDED IN REEL 4307, PAGE 47, AND REEL 4648, PAGE 403, MARION COUNTY DEED RECORDS.

SUBJECT TO CITY OF SALEM IMPROVEMENT AGREEMENTS RECORDED IN: REEL 4326, PAGE 201, MARION COUNTY DEED RECORDS; AMENDMENT RECORDED IN REEL 4546, PAGE 453, MARION COUNTY DEED RECORDS; ADDITIONAL AMENDMENT RECORDED IN REEL 4266, PAGE 215, MARION COUNTY DEED RECORDS; REEL 4571, PAGE 374, MARION COUNTY DEED RECORDS; REEL 4686, PAGE 386; MARION COUNTY DEED RECORDS; REEL 4698, PAGE 28, MARION COUNTY DEED RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT D. HAMMAN, PLS 64202LS

PER O.R.S. 92.070 (2), I HEREBY CERTIFY THAT THE REMAINING MONUMENTS WITHIN THIS SUBDIVISION WILL BE SET WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE PAVING OF IMPROVEMENTS, OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2025

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 230, EAST PARK ESTATES P.U.D. No. 2 AS RECORDED IN VOLUME H49, PAGE 16, MARION COUNTY BOOK OF TOWN PLATS, AND LOT 337, EAST PARK ESTATES P.U.D. No. 3 AS RECORDED IN VOLUME H49, PAGE 31, MARION COUNTY BOOK OF TOWN PLATS, AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT SUBDIVISION CASE NUMBER CPC-ZC-PUD-SUB-ADJ19-08MOD4.

THE BOUNDARY WAS ESTABLISHED IN EAST PARK ESTATES P.U.D. MASTER PLAN, USING THE ORIGINAL CONTROL THAT CREATED THE PLATS, PARTITIONS AND SURVEYS WERE CHECKED ALONG WITH THE EXISTING MONUMENTS SET IN THE AFOREMENTIONED PLATS AND DEEDS THE BASIS OF BEARING WAS HELD ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CORDON ROAD.

THE SOUTHERN BOUNDARY OF THIS PLAT WAS ESTABLISHED IN EAST PARK ESTATES P.U.D. No. 3, VOLUME H49, PAGE 31, MARION COUNTY BOOK OF TOWN PLATS.

THE EASTERN BOUNDARY OF THIS PLAT WAS ESTABLISHED IN EAST PARK ESTATES P.U.D. No. 2, VOLUME H49, PAGE 16, MARION COUNTY BOOK OF TOWN PLATS.

THE NORTHERN BOUNDARY OF THIS PLAT WAS ESTABLISHED IN EAST PARK ESTATES P.U.D., VOLUME H48, PAGE 91, MARION COUNTY BOOK OF TOWN PLATS.

THE WESTERN BOUNDARY OF THIS PLAT WAS ESTABLISHED IN EAST PARK ESTATES P.U.D. No. 2, VOLUME H49, PAGE 16, MARION COUNTY BOOK OF TOWN PLATS AND EAST PARK ESTATES P.U.D. No. 3, VOLUME H49, PAGE 31, MARION COUNTY BOOK OF TOWN PLATS.

