

**7006 Sunnyside Road SE**

All that real property being described in Reel 3655, Page 215, Reel 3655, Page 216, Reel 3624, Page 373 and Reel 1812, Page 180, Marion County Deed Records, situate in the Northeast One-Quarter of Section 26, Township 8 South, Range 3 West, Willamette Meridian, Marion County, State of Oregon, and being more particularly described as follows:

Beginning at the northeast corner of Sabre Ridge Estates Phase 3, recorded in Volume 48, Page 62, Marion County Book of Town Plats, also being the northeast corner of the Now Existing City Limits Line as established in City of Salem Ordinance Bill No. 40-07, and being on a line coincident with the Now Existing City Limits Line as established in City of Salem Ordinance Bill No. 195-67;

Thence along the Now Existing City Limits Line coincident with the east line of Sabre Ridge Estates Phase 3, South  $00^{\circ}12'40''$  West, 774.40 feet to the Initial Point of Alpine Crest, recorded in Volume 27, Page 43, Marion County Book of Town Plats, said Initial Point also being on the Urban Growth Boundary Line;

Thence leaving the Now Existing City Limits Line and continuing along the east line of Alpine Crest coincident with the Urban Growth Boundary Line, South  $00^{\circ}12'40''$  West, 72.52 feet to the southwest corner of Parcel II described in Reel 1812, Page 180, Marion County Deed Records;

Thence continuing along the Urban Growth Boundary line coincident with the south line of said Parcel II and the north line of Reel 1206, Page 54, Marion County Deed Records, South  $89^{\circ}57'00''$  East, 597.00 feet to an angle point;

Thence continuing along the Urban Growth Boundary line coincident with the south line of said Parcel II, the north line of said Reel 1206, Page 54, the south line of Reel 3655, Page 216, and the south line of Reel 3624, Page 373, Marion County Deed Records, South  $80^{\circ}11'38''$  East, 1902.81 feet to a point on the westerly right-of-way of Pacific Highway No. 1 (I5) as described in said Volume 448, Page 412 and being 100 feet west of the L3 centerline at Station 557+03.30 when measured perpendicular thereto, and being depicted on ODOT Drawing No. 7B-9-8;

Thence, North  $20^{\circ}04'48''$  West, 434.24 feet along said right-of-way and Urban Growth Boundary Line to the point of tangency of a 400-foot spiral curve at Station 552+69.06 of said L3 centerline being 100 feet west when measured perpendicular thereto as depicted on said ODOT Drawing;

Thence along said spiral curve 1.54 feet to an angle point in said right-of-way and Urban Growth Boundary Line at Station 552+67.52 of the L3 centerline being 100 feet west when measured perpendicular thereto, said angle point also being 60 feet west of the Existing Highway centerline at Station 263+87.11 when measured perpendicular thereto, said Existing Highway centerline being described in Volume 448, Page 412 and depicted on ODOT Drawing 4B-25-3;

Thence continuing along said right-of-way line and Urban Growth Boundary Line, North  $24^{\circ}01'08''$  West, 803.59 feet to a point on the common line to Section 23 and Section 26, Township 8 South, Range 3 West of the Willamette Meridian and the Now Existing City Limits Line as established in City of Salem Ordinance Bill 195-67, said point being the Initial Corner of South Brook No. 2, Recorded in Volume 32, Page 9, Marion County Book of Town Plats, and being 60 feet west of the Existing Highway Centerline when measured at right angles thereto at Station 255+83.51;

Thence leaving said right-of-way and Urban Growth Boundary Line and continuing along the Now Existing City Limits Line being coincident with said common section line, North 89°11'20" West, 1992.38 feet to the Point of Beginning;

The above-described property contains 48.08 acres of land, more or less.

The Basis of Bearing for this description is South 00°12'40" West along the east line of Sabre Ridge Estates, recorded in Volume H48, Page 62, Marion County Book of Town Plats.

Said property is shown on the attached Exhibit Map and by this reference made a part thereof.

Approved: \_\_\_\_\_

Date: \_\_\_\_\_

Annexation No.: C-755

DOR No.: \_\_\_\_\_

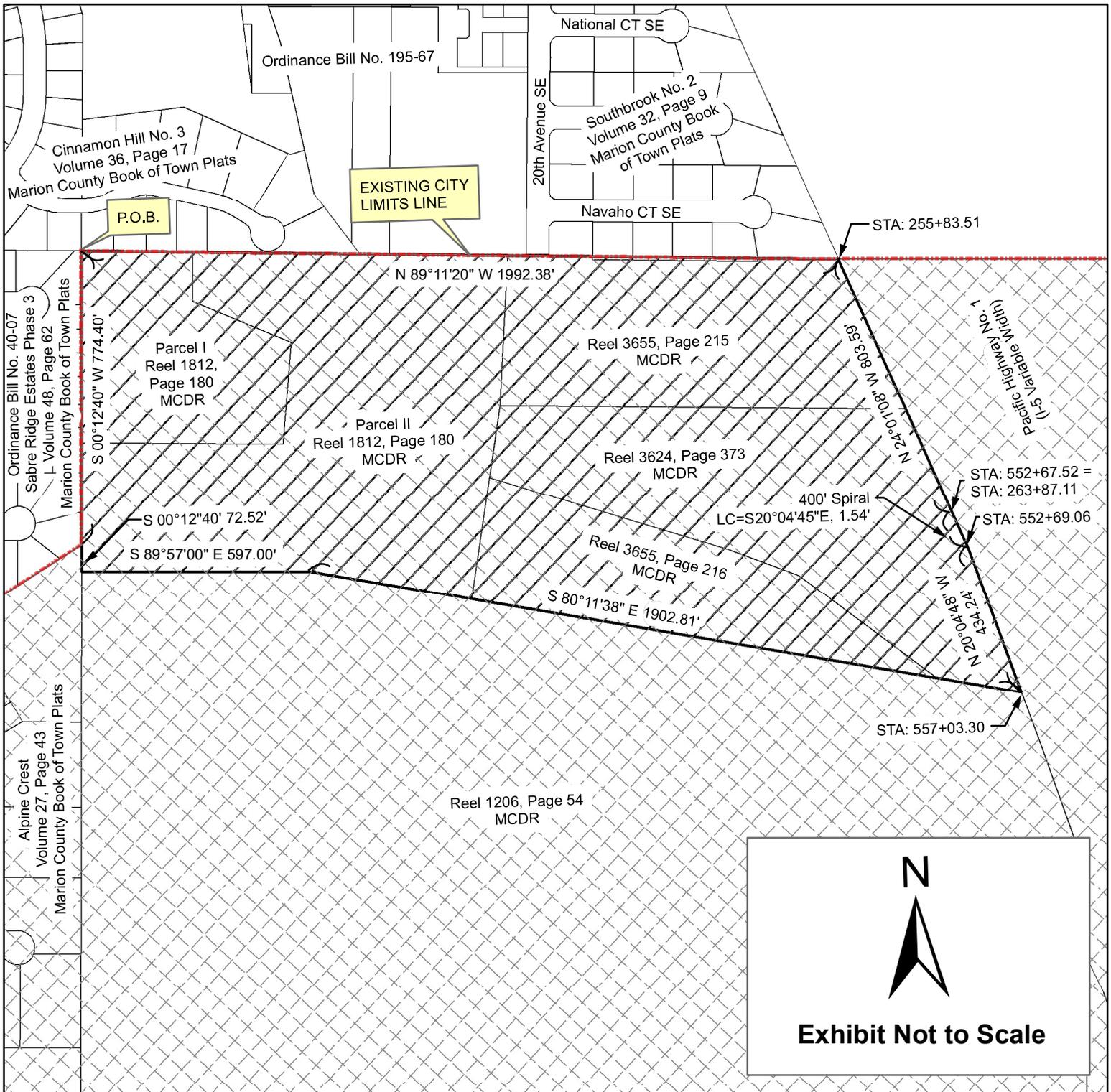
DOR Date: \_\_\_\_\_

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**Preliminary**

OREGON  
DECEMBER 03, 2014  
PAUL M. KOWALCZYK  
79315

RENEWS: JUNE 30, 2025



**BASIS OF BEARINGS -**  
 South 00°12'40" West along the  
 east line of Sabre Ridge Estates  
 Phase 3, recorded in Volume H48, Page 62,  
 Marion County Book of Town Plats

**TOWNSHIP 8 SOUTH, RANGE 3 WEST, SECTION 26,  
 WILLAMETTE MERIDIAN**

P.O.B = Point of Beginning  
 MCDR = Marion County Deed Records  
 Property in Marion County  
 **PROPERTY PROPOSED  
 TO BE ANNEXED INTO CITY**  
**EXHIBIT MAP**

<b>CITY OF SALEM, OREGON PUBLIC WORKS DEPARTMENT</b>	
7006 Sunnyside Road SE	
CITY OF SALEM ORDINANCE NO. _____	
ANNEXED: _____	ADJACENT TO WARD 4
CONTAINING 48.08 acres outside ROW	
CASE NO. C-755	TRACT NO. _____