

## **PERMANENT WALL EASEMENT**

An easement lying in the James Davidson D.L.C. No. 48, SW $\frac{1}{4}$  of Section 35, Township 7 South, Range 3 West, W.M., Marion County, Oregon, and being a portion of that property designated as Parcel 2 and described in that Statutory Warranty Deed to Salem Dental Holdings LLC, an Oregon limited liability company recorded December 1, 2022, in Reel 4675, Page 53 of Marion County Records; the said easement being that portion of said property included in a strip of land 52.50 feet in width, lying on the Southerly side at right angles to the center line of McGilchrist Street SE at Engineer's Station 1+77.50 and 1+88.80, which center line is described as follows:

Beginning at Engineer's center line Station 0+00.00, said station marked by a 1/2" iron pipe identified as point number 66 on Survey Number 38656, Marion County Survey Records, and being located 770.98 feet South and 31.04 feet East of the Northeast corner of the Fabritus R. Smith D.L.C. No. 47, Township 7 South, Range 3 West, W.M.; thence South 88° 51' 25" East 790.37 feet to Engineer's center line Station 7+90.37, said Station identified as point number 350 on said Survey.

Bearings are based on Survey No. 38656, Marion County Survey Records.

This easement contains 164 square feet, more or less, outside the existing right of way.

03/10/2026

**TEMPORARY CONSTRUCTION EASEMENT**

An easement lying in the James Davidson D.L.C. No. 48, SW<sup>1</sup>/<sub>4</sub> of Section 35, Township 7 South, Range 3 West, W.M., Marion County, Oregon, and being a portion of that property designated as Parcel 2 and described in that Statutory Warranty Deed to Salem Dental Holdings LLC, an Oregon limited liability company recorded December 1, 2022, in Reel 4675, Page 53 of Marion County Records; the said easement being that portion of said property included in a strip of land 72.95 feet in width, lying on the Southerly side of the center line of McGilchrist Street SE at Engineer's Station 1+77.50 and 2+20.65, which center line is described as above.

EXCEPT therefrom 43.00 feet southerly of said centerline of McGilchrist Street and the above described Permanent Wall Easement.

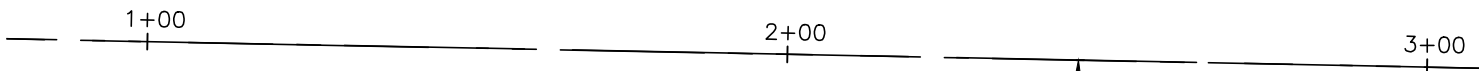
This easement contains 1,181 square feet, more or less, outside the existing right of way.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 15, 2003  
NGO SUE TSOI  
58569LS

RENEWS: 6/30/2026

**McGILCHRIST ST. SE**



S88°51'25"E 790.37'

38'

43'

STA: 1+88.80  
OFFSET: 52.50' RT

EXISTING PUBLIC UTILITY EASEMENT/  
TEMPORARY CONSTRUCTION EASEMENT

STA: 1+77.50  
OFFSET: 52.50' RT

STA: 1+77.50  
OFFSET: 72.95' RT

STA: 2+20.65  
OFFSET: 72.95' RT



2

SALEM DENTAL HOLDINGS LLC  
R. 4675 PG. 0053

13 ST. SE

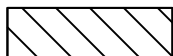
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 15, 2003  
NGO SUE TSOI  
58569LS

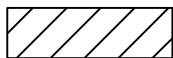
RENEWS: 6/30/2026



808 SW 3RD AVE., SUITE 800  
PORTLAND, OREGON 97204  
PHONE: (503) 287-6825  
WWW.OTAK.COM  
PROJECT: 21260



PERMANENT WALL EASEMENT  
(164 SQ. FT.)



TEMPORARY CONSTRUCTION  
EASEMENT (1,181 SQ. FT.)



**McGILCHRIST ST. SE**

(12TH STREET SE TO  
25TH STREET SE)

**CORRIDOR IMPROVEMENTS**

SITE

**PROPERTY ID #**

**2**

2510 12TH ST. SE  
SALEM, OR 97302

TAX MAP: 073W35CB  
TAX LOT: 3200

SECTION 35 TOWNSHIP 7 SOUTH  
RANGE 3 WEST WILL. MERIDIAN  
MARION COUNTY, OREGON

REEL 4675 PAGE 0053

**CITY OF SALEM  
DEPARTMENT OF  
PUBLIC WORKS**

**ACQUISITION  
MAP**

P.N. 687002-1

BY: NST DATE: 03-10-2026

OWNER  
NAME/  
ADDRESS

**SALEM DENTAL  
HOLDINGS LLC**  
2510 12TH STREET SE  
SALEM, OR 97302