

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



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

DECISION OF THE PLANNING ADMINISTRATOR

VALIDATION OF UNITS OF LAND CASE NO. VUL19-07

APPLICATION NO. : 19-118036-LD

NOTICE OF DECISION DATE: NOVEMBER 26, 2019

SUMMARY: A proposal to lawfully establish a unit of land that was created by sale through the recording of a deed in 1980.

REQUEST: An application to validate and lawfully establish a unit of land that was unlawfully created by sale through the recording of a deed in 1980 without receiving required land use approval. The unit of land proposed to be lawfully established though the validation process is approximately 1.09 acres in size, zoned IG (General Industrial), and located at 2920 Cherry Avenue NE 97301 (Marion County Assessors Map and Tax Lot Number 073W14AB00800).

APPLICANT: Investors Brokerage Inc.

LOCATION: 2920 Cherry Ave

CRITERIA: Salem Revised Code (SRC) Chapters 205.060(d)

FINDINGS: The findings are in the attached Decision dated November 26, 2019

DECISION: The **Planning Administrator APPROVED** Validation of Units of Land VUL19-07 subject to the following conditions of approval:

The rights granted by the attached decision must be exercised, or an extension granted, by December 12, 2021 or this approval shall be null and void.

Application Deemed Complete:	<u>September 10, 2019</u>
Notice of Decision Mailing Date:	<u>November 26, 2019</u>
Decision Effective Date:	<u>December 12, 2019</u>
State Mandate Date:	<u>January 8, 2020</u>

Case Manager: Pamela Cole, pcole@cityofsalem.net 503-540-2309

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., December 11, 2019. Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 205.060. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the

appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

\\allcity\amanda\amandaforms\4431Type2-3NoticeOfDecision.doc

**BEFORE THE PLANNING ADMINISTRATOR
OF THE CITY OF SALEM
(VALIDATION OF UNIT OF LAND NO. 19-06)**

*Si necesita ayuda para comprender esta información, por favor llame 503-588-6173.
<http://www.cityofsalem.net/planning>*

**IN THE MATTER OF THE
VALIDATION OF UNIT OF LAND
NO. 19-07;
2920 CHERRY AVENUE NE**

)
)
)
)

**FINDINGS AND ORDER

NOVEMBER 26, 2019**

REQUEST

A proposal to lawfully establish a unit of land that was created by sale through the recording of a deed in 1980.

The request is to validate and lawfully establish a unit of land that was unlawfully created by sale through the recording of a deed in 1980 without receiving required land use approval. The unit of land proposed to be lawfully established through the validation process is approximately 1.09 acres in size, zoned IG (General Industrial), and located at 2920 Cherry Avenue NE 97301 (Marion County Assessors Map and Tax Lot Number 073W14AB00800).

DECISION

The tentative plat for a validation of unit of land is APPROVED subject to the applicable standards of the Salem Revised Code and the findings contained herein.

PROCEDURAL FINDINGS

1. On August 13, 2019, Barker Surveying, on behalf of the applicant, Joseph R Fox, filed a request to validate an existing unit of land that was created through sale rather than through an approved land division process, for property zoned IG (General Industrial), and located at 2920 Cherry Avenue NE 97301 (Marion County Assessors Map and Tax Lot Number 073W14AB00800) (see **Attachment A**).
2. The application was deemed complete for processing on September 10, 2019. Notice to surrounding property owners was mailed pursuant to Salem Revised Code on September 20, 2019. The state-mandated local decision deadline is January 8, 2020.

APPLICANT'S STATEMENT

A request for a validation of unit of land must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicant submitted such statements and proof, which are included in their entirety as **Attachment B** in this land use

decision. Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the decision.

SUBSTANTIVE FINDINGS

1. Salem Area Comprehensive Plan (SACP) Designation

Comprehensive Plan Map: The subject property is designated IND ("Industrial") on the Salem Area Comprehensive Plan (SACP) Map.

Urban Growth Policies: The subject property is located inside the Salem Urban Growth Boundary and inside the corporate city limits.

Growth Management: The subject property is located inside the Urban Service Area.

2. Zoning and Surrounding Land Use

The subject property is zoned IG (General Industrial). The land area subject to the validation request, tax lot 073W14AB00800, currently is used for vehicle, equipment, and material storage. The surrounding properties are zoned and used as follows:

North:	Across Salem Industrial Drive NE, IG (General Industrial); vehicle storage, manufacturing
South:	IG (General Industrial); warehouse
East:	IG (General Industrial); cardlock fuel station, vacant
West:	Across Cherry Avenue NE, IC (Industrial Commercial); automobile dealership under construction

3. Existing Site Conditions

The subject land area (Tax Lot 4000) is irregularly shaped, approximately 335 feet in width and 145 feet in depth. Salem Industrial Drive NE, classified as a Collector within the Salem Transportation System Plan (TSP), provides access to the subject property from the north.

4. Neighborhood and Citizen Comments

The subject property is located within the boundaries of the Northgate Neighborhood Association and across Cherry Avenue NE from the Highland Neighborhood Association. Notification was sent to the neighborhood association and surrounding property owners and residents within 250 feet of the property on September 20, 2019.

No comments have been received from the neighborhood associations.

No comments have been received from property owners or residents.

5. City Departments and Public Agency Comments

- The Public Works Department, Development Services and City Surveyor staff reviewed the proposal and provided these comments and recommendations for plat approval.
 - Based on the deeds submitted by Barker Survey, it appears the property was created by Reel 222 Page 103 in 1980.
 - No title report was provided for Survey Staff Review.
 - The Tentative Plan Plat Map appears to meet the minimum requirements for acceptance at the completeness stage. It appears with additional work there is a path towards recording for this validation partition.
 - Survey retains the right to re-review all submitted materials at the conformance stage and the right for a final comprehensive review of ORS 92 and SRC at the Final Plat stage.
 - Final Plat Submittal: The application shall provide the required field survey and partition plat as per the statute and code requirements outlined in the Oregon Revised Statutes (ORS) and the Salem Revised Code (SRC). If the said documents are not in compliance with the requirements outlined in the ORS and the SRC, and as per SRC 205.035, the approval of the partition plat by the City Surveyor may be delayed or held indefinitely based on the non-compliant violation.
- The Building and Safety Division reviewed the proposal had no comments.
- The Salem Fire Department reviewed the proposal and indicated that they have no concerns with the validation of unit of land. Future construction will be required to comply with the OFC that is adopted at the time. Items include but are not limited to fire department access and water supply.

6. Private Agency and Service Provider Comments

Public agencies and public and private service providers for the subject property were mailed notification of the proposal. The following comment was received:

Salem Electric – Salem Electric reviewed the proposal and had no comment or objection.

7. Criteria for Granting a Validation of Unit of Land

SRC 205.060(d) sets forth the criteria that must be met before a unit of land can be

validated.¹ In order to approve a validation of unit of land, the review authority shall make findings based on evidence provided by the applicant demonstrating that all the following criteria and factors are satisfied.

The applicable criteria are stated below in bold print. Following each criterion is a response and/or finding relative to the proposed tentative partition. The applicant provided justification for all applicable criteria (**Attachment B**).

SRC 205.060(d)(1): The unit of land is not a lawfully established unit of land.

Finding: The subject land area was annexed into the City of Salem in June of 1947. The unit of land subject to the validation request was created in 1980 through a deed recording, which sold tax lot 073W14AB00800 separately from the eastern portion of Lot 1 of Salem Industrial Park. Therefore, tax lot 073W14AB00800 is not a lawfully-established unit of land. This criterion is met.

SRC 205.060(d)(2): The unit of land was created through sale or deed or land sales contract executed and recorded before January 1, 2007.

Finding: According to the written statement and staff research, the unit of land was created prior to January 1, 2007, by a recorded deed (Reel 222 Page 103) on August 12, 1980. The subject unit of land was not created solely to establish a separate tax account, and was not created by gift or any other method that is not considered a sale. The applicant has provided a copy of the recorded deed creating the subject unit of land through sale as evidence that this criterion is met.

SRC 205.060(d)(3): The unit of land could have complied with applicable criteria for the creation of the unit of land in effect when the unit of land was sold.

Finding: The applicant provided a City of Salem zoning map from 1977 indicating the property was zoned IH and a copy of code chapter 147 for the IH zone, both of which were in effect in 1980 when the unit of land was created. The development standards of the IH zone did not specify minimum lot size or dimensions. The City of Salem Subdivision ordinance (SRC Chapter 63) in effect on August 12, 1980 could have allowed the parcel as a lawful parcel through a land use action. This criterion is met.

SRC 205.005(d)(4): The plat complies with SRC 205.035 and ORS 92.

¹ Notwithstanding criterion SRC205.060 (d)(3), the Review Authority may approve an application to validate a unit of land that was unlawfully created prior to January 1, 2007, if approval was issued for a permit to allow the construction of placement of a dwelling or other building on the unit of land after the sale. No approval has been issued for such construction on the subject land area.

Finding: The applicant submitted a copy of a proposed plat (**Attachment C**). The Public Works Department reviewed the proposal and submitted comments describing the procedure and submittal requirements for recording of a final plat.

8. Conclusion

Based upon review of SRC 205.060, the findings contained under Section 7 above, and the comments described, the validation of unit of land complies with the requirements for an affirmative decision. Approval will not adversely affect the safe and healthful development and access to any adjoining lands.

IT IS HEREBY ORDERED

The tentative Plat for the Validation of Unit of Land Case No. 19-07, on property approximately 1.09 acres in size, zoned IG (General Industrial), and located at 2920 Cherry Avenue NE (Marion County Assessor map and tax lot number 073W14AB00800) is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code and the findings contained herein.



Pamela Cole, Planner II
Planning Administrator Designee

Application Deemed Complete:	<u>September 10, 2019</u>
Notice of Decision Mailing Date:	<u>November 26, 2019</u>
Decision Effective Date:	<u>December 12, 2019</u>
State Mandated Decision Date:	<u>January 8, 2020</u>

Attachments: A. Vicinity Map
B. Applicant's Written Statement
C. Applicant's Proposed Plat

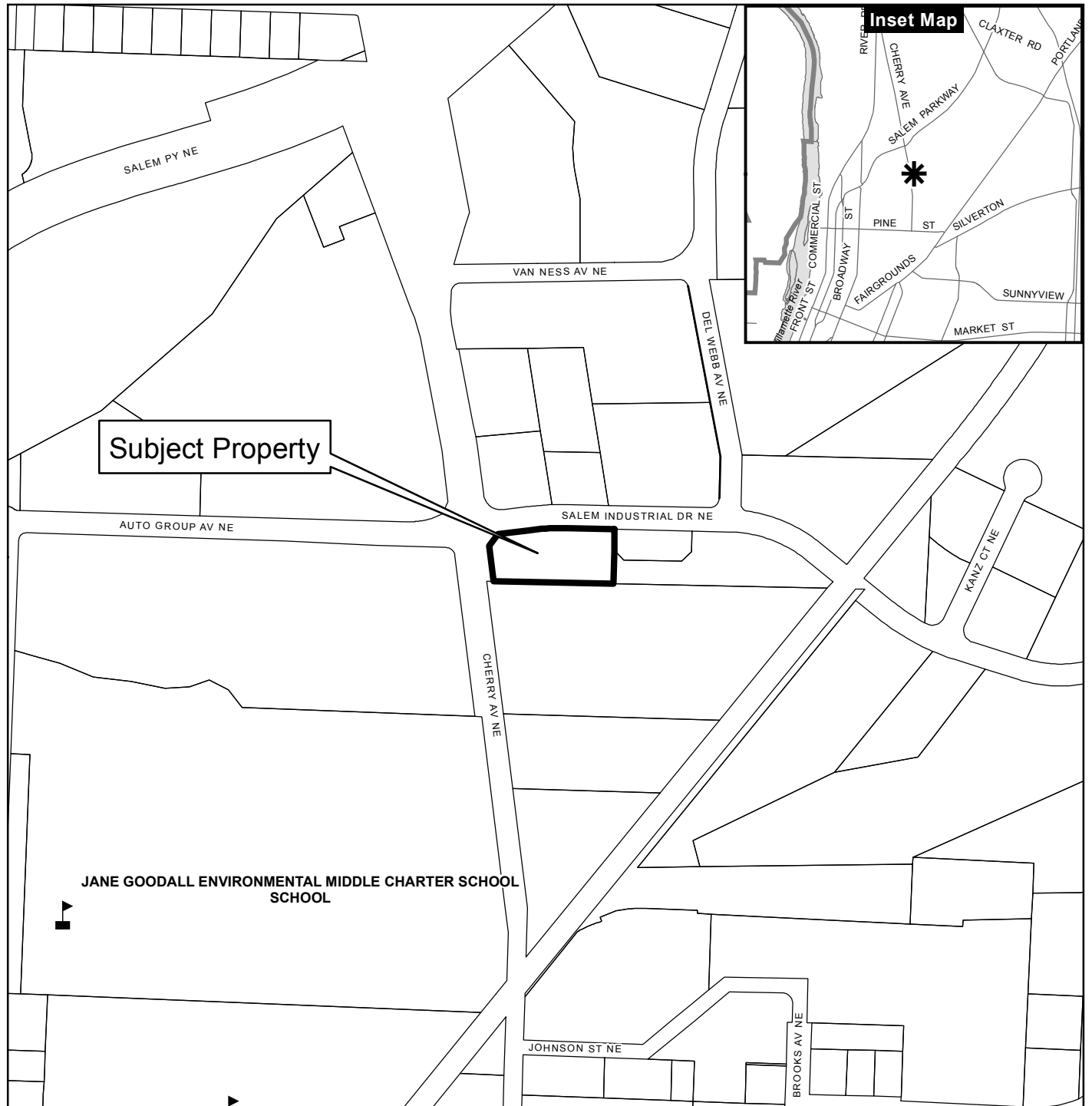
A copy of the complete Case File is available for review during regular business hours at the Planning Division office, 555 Liberty Street SE, Room 305, Salem, OR 97301.

This decision is final unless written appeal from a party with standing to appeal, along with an appeal fee, is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem, Oregon 97301, **no later than Wednesday, December 11, 2019 by 5:00 p.m.** The

notice of appeal must contain the information required by SRC 300.1020. The notice of appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the notice of appeal is untimely and/or lacks the proper fee, the notice of appeal will be rejected. The City of Salem Hearings Officer will review the appeal at a public hearing. The City of Salem Hearings Officer may amend, rescind, or affirm the action or refer the matter to staff for additional information.

Vicinity Map

2920 Cherry Avenue NE



Legend

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

Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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.

0 100 200 400 Feet





BARKER SURVEYING

3657 KASHMIR WAY SE SALEM OR 97317-9315

Written Statement

Joseph R. Fox
2262 McGilchrist St SE #200
Salem, OR 97302

It is our intention to validate that property known as Tax Lot 800, Marion County Assessor's Map 07 3W 14AB, located southeast of the intersection of Salem Industrial Dr NE and Cherry Ave NE, by creating a legal unit of land by a single Parcel Partition Plat. The Subject Property is described as Exhibit "A" in that instrument recorded in Reel 3991, Page 208, Marion County Deed Records. The owners of the original parent property conveyed the westerly portion of said property lying South of the Salem Industrial Drive NE right of way to Lloyd Jack McFarlane, in Reel 222, Page 103, Marion County Deed Records, on July 31, 1980, thus causing the westerly portion of said parent property to be unlawfully created without City of Salem Planning approval.

The unit of land could have complied with applicable criteria for the creation of the unit of land when the unit of land was sold per SRC Chapter 63.

The plat complies with SRC 205.035 as well as ORS 92. The Subject Property is located within the City's Urban Service area and is not served by City infrastructure. There are two waterlines running adjacent the subject property, a 12" along Salem Industrial Dr NE and a 16" along Cherry Ave NE. There is a Sewer Manhole located within Salem Industrial Dr NE across the street from subject property with 8" sized pipes.

Respectfully submitted,

Gregory L. Wilson
on behalf of
Joseph R. Fox

WWW.BARKERWILSON.COM

OFFICE 503-588-8800 FAX 503-363-2469 INFO@BARKERWILSON.COM

RETURN TO: Lloyd Jack McFarlane
4170 River Rd. N.
Salem, Oregon 97303

MEMORANDUM OF CONTRACT OF SALE

THIS MEMORANDUM made this 1st day of Aug, 1980, by and between CHINOOK PACIFIC CORPORATION, an Oregon corporation, hereinafter referred to as "Seller", and LLOYD JACK McFARLANE, hereinafter referred to as "Purchaser", for recording purposes, acknowledge that a contract for the sale of real property dated the 1st day of August, 1980, was entered into wherein the total consideration is the sum of \$205,622.00, which is the true and actual consideration, payable in installments as therein stated. The interest conveyed to the Purchaser is equitable title in the following described real property, located in Marion County, State of Oregon, to-wit:

Beginning at an iron rod which marks the Southwest corner of Lot 1, Salem Industrial Park as said addition is platted and recorded in Volume 28, page 1, Book of Town Plats for Marion County, Oregon; and running thence North 09° 41' 45" West along the West line of said Lot 1, a distance of 104.15 feet to an iron rod; thence Northeasterly on a 20.00 foot radius curve right, (the chord of which bears North 35° 11' 30" East 28.23 feet) an arc distance of 31.34 feet to an iron rod in the North line of the aforesaid Lot 1; thence North 80° 04' 45" East along said North line, 90.96 feet to an iron rod; thence Easterly, continuing along said North line on a 746.40 foot radius curve right, (the chord of which bears North 84° 20' 15" East 110.85 feet) an arc distance of 110.95 feet to an iron rod; thence North 88° 35' 45" East, continuing along said North line, 127.17 feet to an iron rod; thence South 01° 24' 15" East 147.38 feet to a point in the South line of the aforesaid Lot 1; thence South 88° 35' 15" West along said South line, 329.48 feet to the point of beginning.

And said contract is in full force and effect between Seller and Purchaser herein.

Until further notice, send all tax statements to:
Lloyd Jack McFarlane
4170 River Rd. N.
Salem, Or 97303

Memorandum of Contract GATTI & GATTI, P.C.
ATTORNEYS AT LAW

17611 LIBERTY STREET, S. • SALEM, OREGON 97302
503/583-3443

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first hereinabove written.

CHINOOK PACIFIC CORPORATION, an
Oregon corporation,

BY: *L. J. Bradley* *Lloyd Jack McFarlane*
Lloyd Jack McFarlane

BY: *Thomas B. H. H. H.*

"Seller"

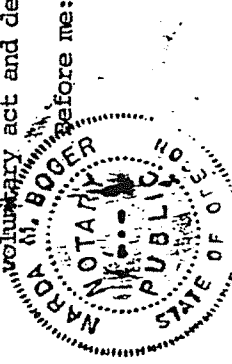
"Purchaser"

Memorandum of Contract

Page 2

STATE OF OREGON)
) ss.
County of Marion)

On this 31st day of July, 1980, personally appeared Robert G. Brady, Jr. and Thomas B. Hill, Jr., who being duly sworn did say that the former is the Vice Chairman of the Board of Directors and the latter is the Chairman of the Board of Directors of CHINOOK PACIFIC CORPORATION, an Oregon corporation, herein referred to as "Seller", and acknowledged the foregoing instrument to be their voluntary act and deed.



Narada M. Boger
Notary Public for Oregon
My commission expires: 6/29/82

STATE OF OREGON)
) ss.
County of Marion)

On this 1 day of August, 1980, personally appeared LLOYD JACK McFARLANE, hereby referred to as "Purchaser", and acknowledged the foregoing instrument to be his voluntary act and deed.



Lyndia M. Horsch
Notary Public for Oregon
My commission expires: 4 Jan 82

Memorandum of Contract

STATE OF OREGON }
County of Marion } ss.

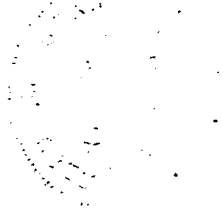
I hereby certify that
the within was received
and duly recorded by me
in Marion County records:

Reel 222 Page 103

AUG 12 11 46 AM '80

EDWIN P. MORGAN
MARION COUNTY CLERK

BY EB DEPUTY 10



PARTITION PLAT NO. _____

A REPLAT OF A PORTION OF LOT 1, SALEM INDUSTRIAL PARK
LOCATED IN THE N.E. 1/4 OF SEC. 14, T. 7 S., R. 3 W., W.M.,
CITY OF SALEM, MARION COUNTY, OREGON
AUGUST 15, 2019

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1	20.00'	89°39'15"	31.30'	N35°12'32"E 28.20'
(C1) [1]	20.00'	89°46'30"	31.34'	N35°11'30"W 28.23'
C2	746.40'	8°30'36"	110.86'	N84°17'27"E 110.76'
(C2) [1]	746.40'	8°31'	110.95'	S84°20'15"E 110.85'

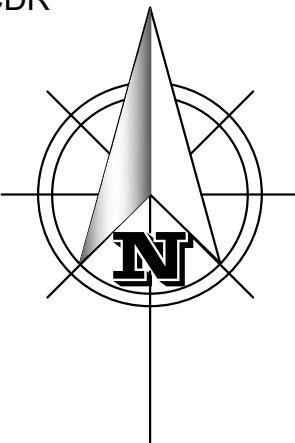
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N80°02'09"E	11.31'
(L1)R3	N80°04'45"E	11.31'

SURVEY REFERENCES:

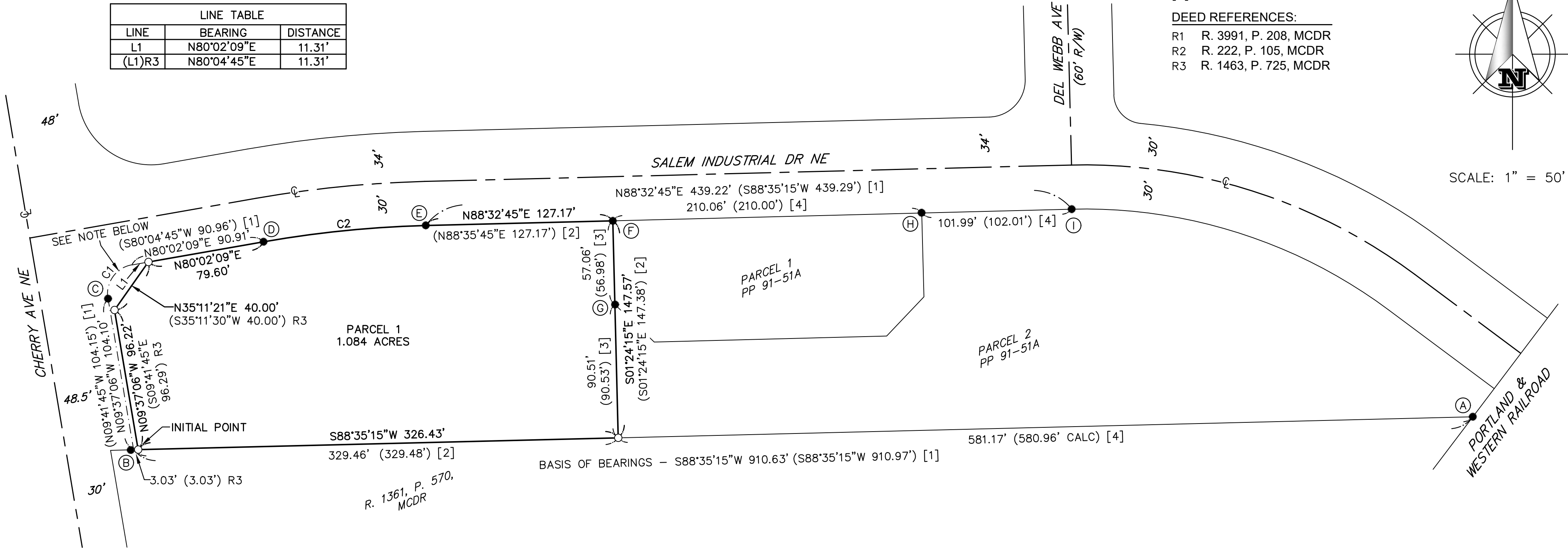
[1] "SALEM INDUSTRIAL PARK", V. 28, P. 1, B.O.T.P.
[2] MCSR 28517
[3] MCSR 32371
[4] PARTITION PLAT 91-51A, R. 858, P. 165, MCDR
[5] MCSR 30827

DEED REFERENCES:

R1 R. 3991, P. 208, MCDR
R2 R. 222, P. 105, MCDR
R3 R. 1463, P. 725, MCDR



SCALE: 1" = 50'



NARRATIVE

The purpose of this survey is to validate that unlawfully created unit of land described in Reel 3991, Page 208, Marion County Deed Records, per City of Salem Planning File No. VUL 19-____, by means of a partition plat. The owner of the original parent property (Lot 1, SALEM INDUSTRIAL PARK) through that land sale contract recorded August 12, 1980 in Reel 222, Page 103, Marion County Deed Records, conveyed that portion of said Lot 1 to Lloyd Jack McFarlane without the benefit of a land use action and therefore causing the subject property to be unlawfully created. The Basis of Bearings used was along the south line of said Lot 1 per the plat of SALEM INDUSTRIAL PARK, holding monuments A and B. Monuments found from the plat of SALEM INDUSTRIAL PARK, MCSR 28517 and MCSR 30827 were held to determine the boundary of the portion of said Lot 1 associated with the resolution of the subject property. I held monument F as the northeast corner of the subject property and held record deed (and as shown in MCSR 28517) bearing Southerly for the east line of the subject property. That portion conveyed to the City of Salem along Cherry Avenue N.E. and Salem Industrial Drive N.E. per Reel 1463, Page 725, Marion County Deed Records, was then excepted out with proper monuments set as shown.

LEGEND:

- = 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687", to be set.
- = Found monument within 0.2' of ground surface unless noted otherwise (see found monument list)
- () = Data of record per survey noted
- [] = Record and measured data per survey noted
- V.____ = Volume
- R.____ = Reel
- P.____ = Page
- MCSR = Marion County Survey Records
- MCDR = Marion County Deed Records
- B.O.T.P. = Book of Town Plats
- CALC = Calculated
- PP = Partition Plat

MONUMENT LIST:

- (A) Bolt, shown in [1], held for south line of subject property, the Basis of Bearings, and the southeast corner of Parcel 2 of PP 91-51A.
- (B) 5/8" iron rod with illegible aluminum cap, set in [1], held for southwest corner of Lot 1, SALEM INDUSTRIAL PARK, and the Basis of Bearings.
- (C) 5/8" iron rod, down 0.3', set in [2], held for point of curvature in Lot 1, SALEM INDUSTRIAL PARK.
- (D) 5/8" iron rod with illegible aluminum cap, down 0.9', set in [1], held for point of curvature right of way.
- (E) 5/8" iron rod, down 1.8', set in [2], held for point of tangency right of way.
- (F) 5/8" iron rod, bent, set in [2]. Held for northeast corner of subject property.
- (G) 5/8" iron rod, bent, down 0.3', bears 0.26' Easterly of east line of subject property, set in [3].
- (H) 5/8" iron rod, bent, set in [3], found on right of way.
- (I) 5/8" iron rod with yellow plastic cap stamped "SANTIAM SURVEYING", set in [5], held for south right of way Salem Industrial Drive.

NOTE: PORTION OF LOT 1, SALEM INDUSTRIAL PARK CONVEYED TO
CITY OF SALEM PER REEL 1463, PAGE 725, MCDR.



3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: INFO@BARKERWILSON.COM

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRATION DATE: 6/30/2020

PARTITION PLAT NO. _____

SHEET 2 OF 2

A REPLAT OF A PORTION OF LOT 1, SALEM INDUSTRIAL PARK
LOCATED IN THE N.E. 1/4 OF SEC. 14, T. 7 S., R. 3 W., W.M.,
CITY OF SALEM, MARION COUNTY, OREGON
AUGUST 15, 2019

SURVEYOR'S CERTIFICATE:

I, Gregory L. Wilson, being first duly sworn, depose and say that I have surveyed and will mark with proper monuments the land represented on the herewith partition map, which is described as follows:

A tract of land situated in the northeast one-quater of Section 14, Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, more particularly described as follows:

Beginning at the Initial Point of this partition plat, said point being marked with a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687" set at the southwest corner of that property described in that instrument recorded in Reel 3991, Page 208, Marion County Deed Records, said point being on the south line of Lot 1, SALEM INDUSTRIAL PARK, as platted and recorded in Volume 28, Page 1, Book of Town Plats for Marion County, Oregon, said point being North 88°35'15" East 3.03 feet from the southwest corner of said Lot 1, said point also being the southeast corner of that property conveyed to the City of Salem by that Warranty Deed recorded in Reel 1463, Page 725, Marion County Deed Records; and running thence:

North 09°37'06" West 96.22 feet along the easterly line of said City of Salem property to an angle point thereof;
thence North 35°11'21" East 40.00 feet along said easterly line to a point on the southerly right of way Salem Industrial Drive NE;
thence along said right of way the next 3 courses:
thence North 80°02'09" East 79.60 feet to a point of curvature;
thence Northeasterly along the arc of a 746.40-foot radius curve to the right (the chord of which bears North 84°17'27" East 110.76 feet) 110.86 feet to a point of tangency;
thence North 88°32'45" East 127.17 feet to the northeast corner of the aforementioned property described in Reel 3991, Page 208;
thence South 01°24'15" East 147.57 feet along the east line of said property to the southeast corner thereof, said point being on the aforementioned south line of Lot 1;
thence South 88°35'15" West 326.43 feet along said south line to the Point of Beginning, containing 1.084 acres of land, more of less.

THE WITHIN PLAT IS HERBY APPROVED:

Planning Administrator, City of Salem
Planning File VUL-19-xx

Date

City of Salem Surveyor

Date

Marion County Assessor

Date

Taxes and assessments on the above described property have been paid in full to

Marion County Tax Collector

Date

STATE OF OREGON

SS.

COUNTY OF MARION

I do hereby certify that the attached Partition Plat No. _____
was received for record on the ____ day of _____, 2019,
at __ o'clock __.m. and recorded in the Book of Partition Plats. Also referenced in Marion
County Deed Records Reel _____, Page _____.

Bill Burgess, Marion County Clerk

By: _____
Deputy County Clerk

Hearings Officer Notice of Decision pertaining to this partition plat have been recorded in
Reel xxxx, Page xxx, Marion County Deed Records.

DECLARATION:

Know all people by these presents that Joseph R. Fox and Judith Ann Fox, as tenants by the entirety, being the owners of the property described in the Surveyor's Certificate herein made and desiring to dispose of the same in a single parcel, have caused the same to be partitioned and surveyed in accordance with the provisions of Chapter 92 of the Oregon Revised Statutes, as shown on the attached map.

In witness whereof we set our hands and seals this _____ day of _____, 2019.

Joseph R. Fox

Judith Ann Fox

STATE OF OREGON

SS.

COUNTY OF _____

On this _____ day of _____, 2019, personally appeared the above named
Joseph R. Fox and Judith Ann Fox, as tenants by the entirety, who acknowledged the
foregoing instrument to be their voluntarily act and deed.

Notary Public for Oregon

(print name)

Commission No. _____

My Commission expires _____

Gregory L. Wilson
Registered Land Surveyor No. 2687
License expires June 30, 2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

O R E G O N
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRATION DATE: 6-30-2020



BARKER
SURVEYING

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: INFO@BARKERWILSON.COM