

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 UNIT OF LAND CASE NO.: VUL20-03

APPLICATION NO.: 20-112328-LD

NOTICE OF DECISION DATE: October 20, 2020

SUMMARY: A proposal to validate a unit of land that was created through the recording of a deed in 1989.

REQUEST: An application to validate and lawfully establish a unit of land that was unlawfully created through the recording of a deed in 1989 without receiving required land use approval. The land area is approximately 0.69 acres in size, zoned IG (General Industrial), and located at 3950 Mainline Drive NE - 97301 (Marion County Assessors Map and Tax Lot Numbers: 073W12B / 4000 and 4100).

APPLICANT: Keith Kohler, Barker Surveying, on behalf of Scott Martin

LOCATION: 3950 Mainline Dr NE, Salem OR 97301

CRITERIA: Salem Revised Code (SRC) Chapters 205.060(d) – Validation of Unit of Land

FINDINGS: The findings are in the attached Decision dated October 20, 2020

DECISION: The **Planning Administrator APPROVED** Validation of Units of Land VUL20-03.

The rights granted by the attached decision must be exercised, or an extension granted, by November 5, 2022 or this approval shall be null and void.

Application Deemed Complete:	<u>September 25, 2020</u>
Notice of Decision Mailing Date:	<u>October 20, 2020</u>
Decision Effective Date:	<u>November 5, 2020</u>
State Mandate Date:	<u>January 23, 2021</u>

Case Manager: Sally Long, sjlong@cityofsalem.net, 503-540-2311

This decision is final unless written appeal and associated fee (if applicable) from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, or by email at planning@cityofsalem.net, no later than 5:00 p.m., Wednesday November 4, 2020. 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. 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 by contacting the case manager, or at the Planning Desk in the Permit Application Center, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

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

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**BEFORE THE PLANNING ADMINISTRATOR
OF THE CITY OF SALEM
(VALIDATION OF UNIT OF LAND NO. 19-09)**

*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. 20-03;
3950 MAINLINE DRIVE NE**

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FINDINGS AND ORDER

OCTOBER 20, 2020

REQUEST

Summary: A proposal to validate a unit of land that was created through the recording of a deed in 1989.

Request: An application to validate and lawfully establish a unit of land which was unlawfully created through the recording of a deed in 1989 without receiving required land use approval. The land area is approximately 0.69 acres in size, zoned IG (General Industrial), and located at 3950 Mainline Drive NE - 97301 (Marion County Assessors Map and Tax Lot Numbers: 073W12B / 4000 and 4100).

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 May 4, 2020, an application for a property line adjustment was filed proposing to relocate an existing property line between two abutting units of land identified as tax lots 073W12B / 4000 and 4100, located at 3850 Mainline Drive NE (see **Attachment A**).
2. On September 17, 2020, after it was discovered that the subject property was not created without the proper land use approval, the property line adjustment application was withdrawn.
3. On August 10, 2020, an application for a validation of unit of land was filed to establish the subject property as a lawful parcel.
4. The application was deemed complete for processing on September 25, 2020 and notice to surrounding property owners was mailed the same day, pursuant to Salem Revised Code. The state-mandated local decision deadline is January 23, 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 property subject to the validation request, Tax Lots 4000 and 4100, are part of an existing development site with a heavy manufacturing use classification. Conditional Use and Class 3 Site Plan Review Case No. CU-SPR19-03 granted approval for an industrial hemp and essential oil extraction facility on the subject property. The validation of the property is necessary in order to move a common property line. The surrounding properties are zoned and used as follows:

North: IG (General Industrial)

South: IG (General Industrial)

East: Across Candlewood Drive NE and adjacent railroad right-of-way, IC (Industrial Commercial) and PA (Public Amusement).

West: Across Mainline Drive NE and Salem Parkway, Keizer city limits.

3. Existing Site Conditions

The land area (Tax Lots 4000 and 4100) is irregularly shaped with approximate widths of 190 feet along the northern property line and 42 feet along the southern property line, with a combined depth of 442 feet.

4. Neighborhood and Citizen Comments

The subject property is located within the boundaries of the Northgate Neighborhood Association. Notification was sent to the neighborhood association and surrounding property owners and residents within 250 feet of the property on September 25, 2020. No comments were received from the neighborhood association or surrounding 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.
 - With additional work it appears that the Partition Validation has a path towards recording.
 - 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 and had no comments.
- The Salem Fire Department reviewed the proposal and indicated that they have no concerns with the validation of unit of land. Any future construction shall comply with the OFC that is adopted at that time. Items may include, but not be 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:

- Oregon Department of Transportation (ODOT) reviewed the proposal and commented that the site is adjacent to Mainline Drive, which is a state Frontage Road (No. 072AB) and is subject to state laws administered by ODOT. The site has an existing approach at MP 1.74 which serves tax lots 3900, 4000, 4100, and 4200 (T7S, R3W, S12B). If the applicant desires to modify the approach, please have them contact the ODOT District 3 Permits Office at 503-986-2900.

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 property was annexed into the City of Salem in October of 1977. In 1973, ODOT acquired the land making up Tax Lot 4100 in County Court File # 79145. The area known as Tax Lot 4000 was acquired by ODOT in Reel 7, Page 326 of Marion County Deed Records, in 1975. The subject unit of land (Tax Lot 4000 and 4100, together) was first described through a sale (Reel 702, Page 150) in 1989. The sale occurred without the required land use approvals; therefore, Tax lots 4000 and 4100, together, are 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 702, Page 150) on July 14, 1989. 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 City of Salem zoning code Chapter 158; IG zone – General Industrial, which was in effect when the unit of land was created by deed. The development standards of the IG zone had no minimum lot area or dimension requirements, except for the minimum 16 feet of street frontage requirements of SRC 130.260. The subject land has approximately 442 feet of street frontage and would have complied with the applicable criteria for the creation of the unit of land in effect when the property was created in 1998. This criterion is met.

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.

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

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. 20-03, on property approximately 0.69 acres in size, zoned IG (General Industrial), and located at 3950 Mainline Drive NE - 97301 (Marion County Assessors Map and Tax Lot Numbers: 073W12B / 4000 and 4100). is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code and the findings contained herein.

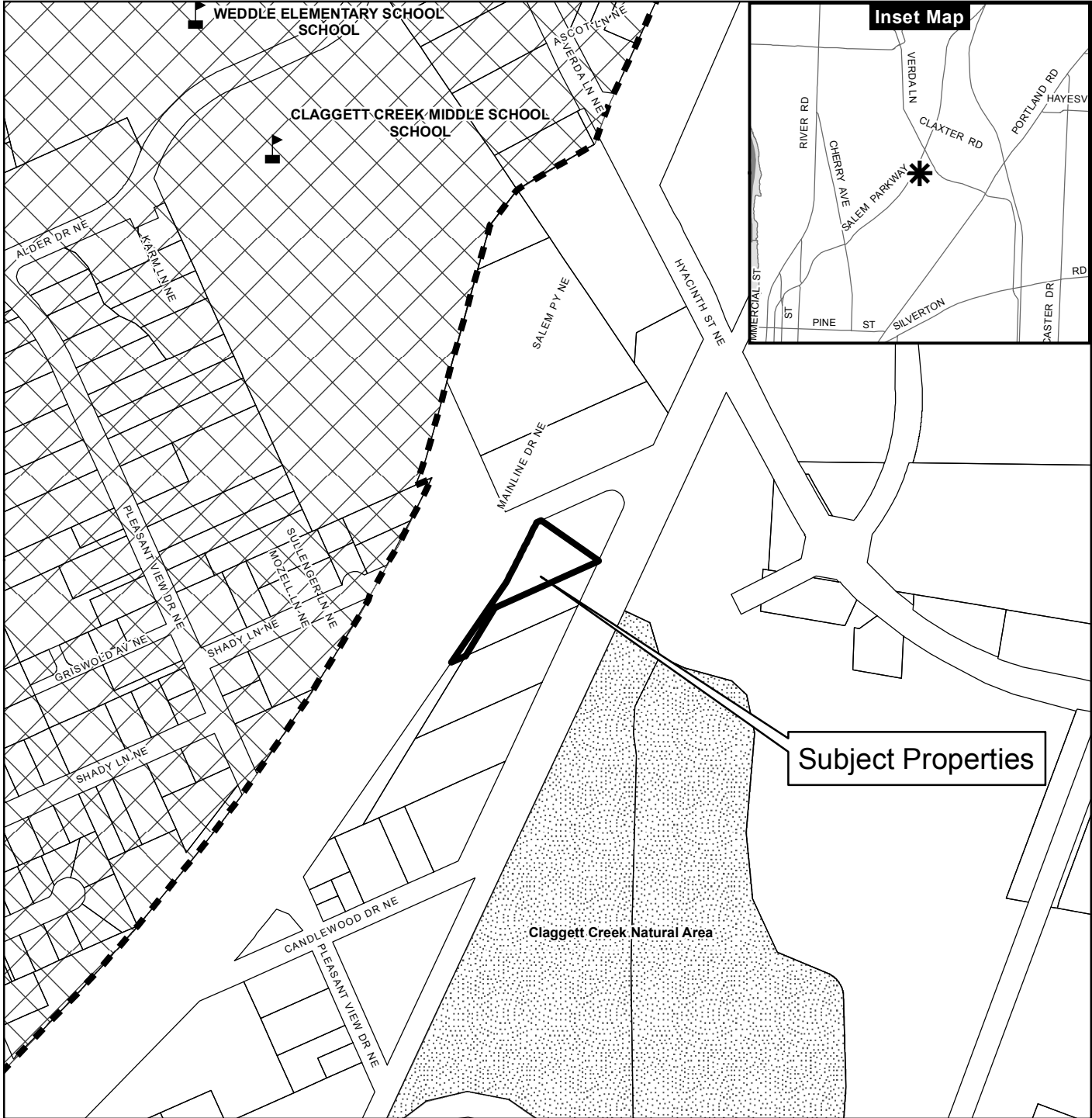


Sally Long, Planner I, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

Prepared by Sally Long, Planner I

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

Vicinity Map
3950 Mainline Drive NE
Tax Lots 073W12B / 4000 & 4100



Legend

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

Scott Martin
820 Rees Hill Rd SE
Salem, OR, 97306

It is our intention to validate that property known as Tax Lots 4000 (0.62 acres) and 4100 (0.07 acres), Marion County Assessor's Map 07 3W 12B, located at 3950 Mainline Dr SE, Salem, Oregon 97301, by creating a legal unit of land by a single Parcel Partition Plat. The owners seek to validate the property so they can move forward with a property line adjustment to conform with planned development requirements.

The Subject Property is described as Parcel 2 in that instrument recorded in Reel 3727, Page 404, Marion County Deed Records. Neither tax lot is lawfully established. Tax Lot 4000 is a portion of that property described in that deed to the State of Oregon recorded in Reel 7, Page 326 of Marion County Deed Records. Tax Lot 4100 is a portion of that property acquired by the State of Oregon in Circuit Court Case No. 79145, Marion County, Oregon. The Oregon Department of Transportation conveyed the surplus property in 1989 by deed recorded in Reel 702, Page 150, Marion County Deed Records, thus causing said Parcel 2 to be unlawfully created without City of Salem Planning approval before January 1, 2007.

The General Industrial Zoned Subject Property 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 can be adequately served by City infrastructure. Tax Lot 4100 has a 2" waterline that serves the adjacent developed Tax Lot 4200 and a 20" sewer main running through it.

Respectfully submitted,

Keith Kohler
On behalf of Scott Martin

WWW.BARKERWILSON.COM

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

LEGEND:

All monuments, found or set, are within 0.20' of ground surface unless noted otherwise.

- = Set 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
 - = Found monument (see found monument list)
 - () = Data of record
 - { } = Record and measured data per survey noted
 - MCSR = Marion County Survey Records
 - MCDR = Marion County Deed Records
 - CALC = Calculated Survey Value

- B.O.T.P. = Book of Town Plats
 - P.P. = Partition Plat
 - V. _____ = Volume
 - R. _____ = Reel
 - P. _____ = Page
 - C.O.S. = City of Salem

PARTITION PLAT NO. _____

A RE-PLAT OF A PORTION OF LOTS 12-16, RE-SUBDIVISION BLOCK 9 OF ARNOLD SUBDIVISION AND A PORTION OF BLOCK 10, ARNOLD SUBDIVISION
LOCATED IN THE N.W. 1/4 OF SECTION 12, T. 7 S., R. 3 W., W.M.,
CITY OF SALEM, MARION COUNTY, OREGON
SEPTEMBER 15, 2020

SHEET INDEX		
SHEET 1	-	ORIGINAL PROPERTY LAYOUT, NARRATIVE, SURVEY REFERENCES, FOUND MONUMENT LIST, LEGEND
SHEET 2	-	DETAIL "A", CURVE TABLE, LEGEND
SHEET 3	-	SURVEYOR'S CERTIFICATE, APPROVALS, DECLARATION, ACKNOWLEDGEMENTS

SURVEY REFERENCES	
[1]	RE-SUBDIVISION BLOCK 9 OF ARNOLD SUBDIVISION (V. 15, P. 34, B.O.T.P.)
[2]	MCSR 17529
[3]	MCSR 30118
[4]	MCSR 33835
[5]	PARTITION PLAT 2008-88
[6]	MCSR 38202
[7]	MCSR 1693
[8]	ARNOLD SUBDIVISION (V. 14, P. 12, B.O.T.P.)

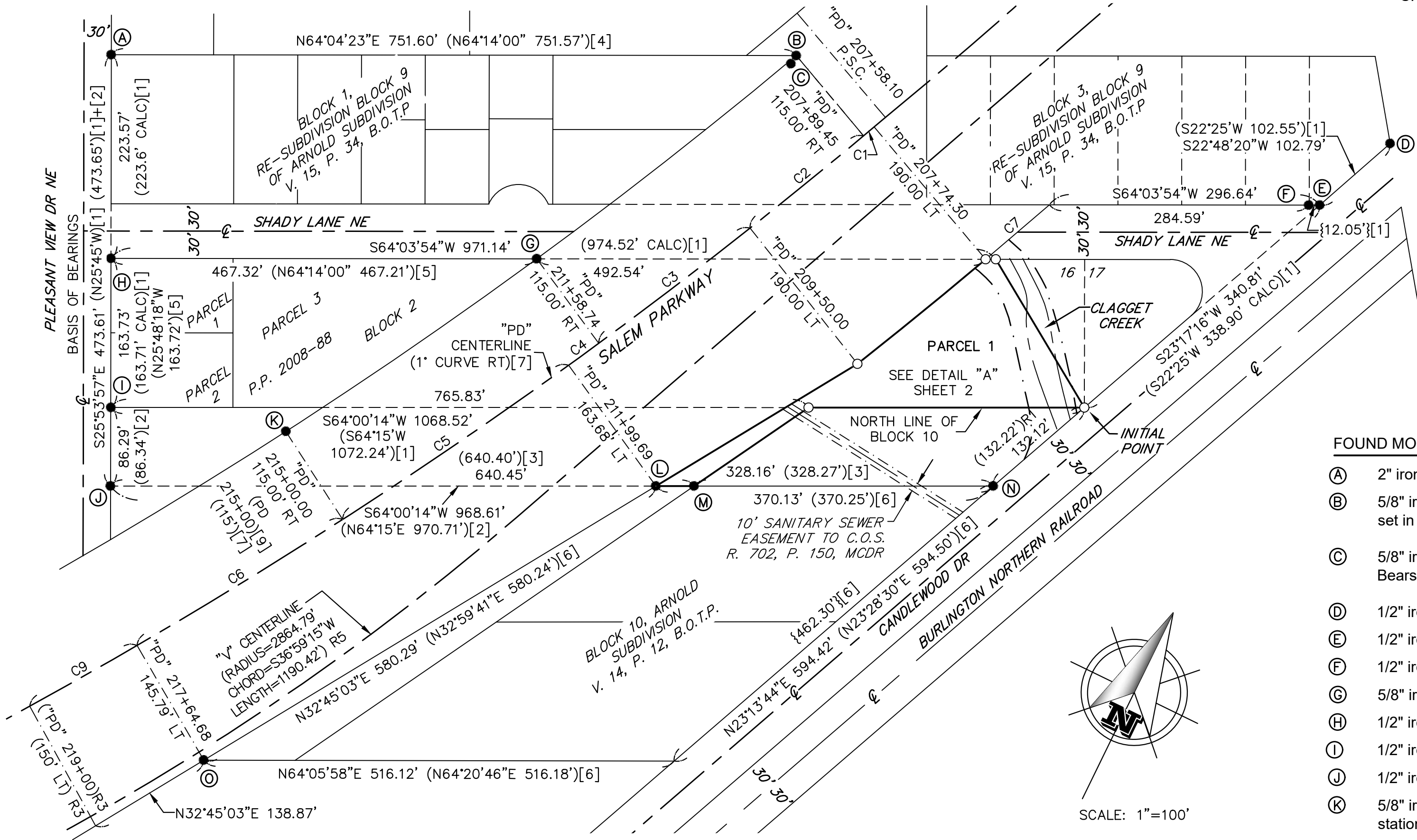
DEED REFERENCES	
R1	R. 3272, P. 404 ,MCDR
R2	R. 24, P. 755, MCDR (CC FILE NO. 79145)
R3	R. 702, P. 150, MCDR
R4	R. 7, P. 326, MCDR
R5	V. 705, P. 404, MCDR
R6	V. 657, P. 760, MCDR


FOUND MONUMENT LIST	
Ⓐ	2" iron pipe, down 1.2', set in [1]. Held.
Ⓑ	5/8" iron rod with aluminum cap stamped "OREGON STATE HIGHWAY DIV", set in [7]. Held.
Ⓒ	5/8" iron rod with yellow plastic cap stamped "MORELAND LS 1033", set in [4]. Bears S20°17'E 0.13' from monument B.
Ⓓ	1/2" iron pipe, pinched, down 0.6', set in [1].
Ⓔ	1/2" iron pipe, bent, tied where vertical, down 0.5', set in [1].
Ⓕ	1/2" iron pipe, down 0.4', set in [1].
Ⓖ	5/8" iron rod with yellow plastic cap stamped "LAND MARKERS INC.", set in [5].
Ⓗ	1/2" iron pipe, down 1.7', set in [1]. Held.
Ⓘ	1/2" iron pipe, down 0.6', set in [1]. Held.
Ⓙ	1/2" iron pipe, down 0.9', set in [2].
Ⓚ	5/8" iron rod with aluminum cap, unreadable, set in [7]. Held for right of way and stationing.
Ⓛ	5/8" iron rod with yellow plastic cap, unreadable, set in [6]. Found S79°09'W 0.18' from calculated position.
Ⓜ	1/2" iron pipe, down 0.9', set in [3].
Ⓝ	1/2" iron pipe, down 0.5', set in [3].
Ⓞ	5/8" iron rod with yellow plastic cap stamped, unreadable, set in [6].

NARRATIVE

The purpose of this survey is to validate that unlawfully created unit of land described as "Parcel 2" in that instrument recorded in Reel 3727, Page 404, Marion County Deed Records, per City of Salem Planning File No. VUL _____, by means of a partition plat. The subject property consists of former surplus property owned by the State of Oregon, by and through its Department of Transportation ("State"), which was conveyed to Miguel and Paula Garcia in July of 1989 in Reel 702, Page 150 without the benefit of a land use approval. The Basis of Bearings used for this survey is between monuments A and J, the line being held as South 25°53'57" East per OCRS Salem. Bearing are based on OCRS (Oregon Coordinate Reference System) Salem - NAD 83(2011) EPOCH 2010.00, using the ORGN (Oregon Real Time GNSS Network).

To determine the most Southerly south line of the subject property, I held monuments J and N. I then held a line parallel with said south line and anchored to monument I, as implied in MCSR 30118, to determine the north line of Block 10 of ARNOLD SUBDIVISION, also being the most Northerly south line of the subject property. From monument N I held record angle from the line between monuments N and J for the northwesterly right of way of Candlewood Drive to its intersection with the aforesaid most Northerly south line. This most easterly corner of the subject property was held as the southeasterly corner of Lot 16, Block 2 of RE-SUBDIVISION BLOCK 9 OF ARNOLD SUBDIVISION (the Initial Point of this plat). I then prorated in the lot dimensions between the Initial Point and monument I to determine the location of the northwest corner of said Lot 16. I held monuments H and G to determine the southeasterly right of way of Shady Lane NE. To determine the southeasterly right of way of the Salem Parkway, I held monuments C, G and K to first determine the "PD" centerline and then held record station and offsets Southeasterly from centerline per Reel 702, Page 150, Marion County Deed Records. The "V" centerline was determined by holding monument M as being a point on the offset line per Reel 24, Page 755, Marion County Deed Records, and calculating the point of beginning of the "V" centerline description, being the most Southerly corner of the ARNOLD SUBDIVISION. The data used to calculate said corner was from my previous survey recorded as MCSR 39138. The offset line was then determined and laid out as shown on the attached map.





**BARKER
SURVEYING**

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REGISTERED
PROFESSIONAL
LAND SURVEYOR

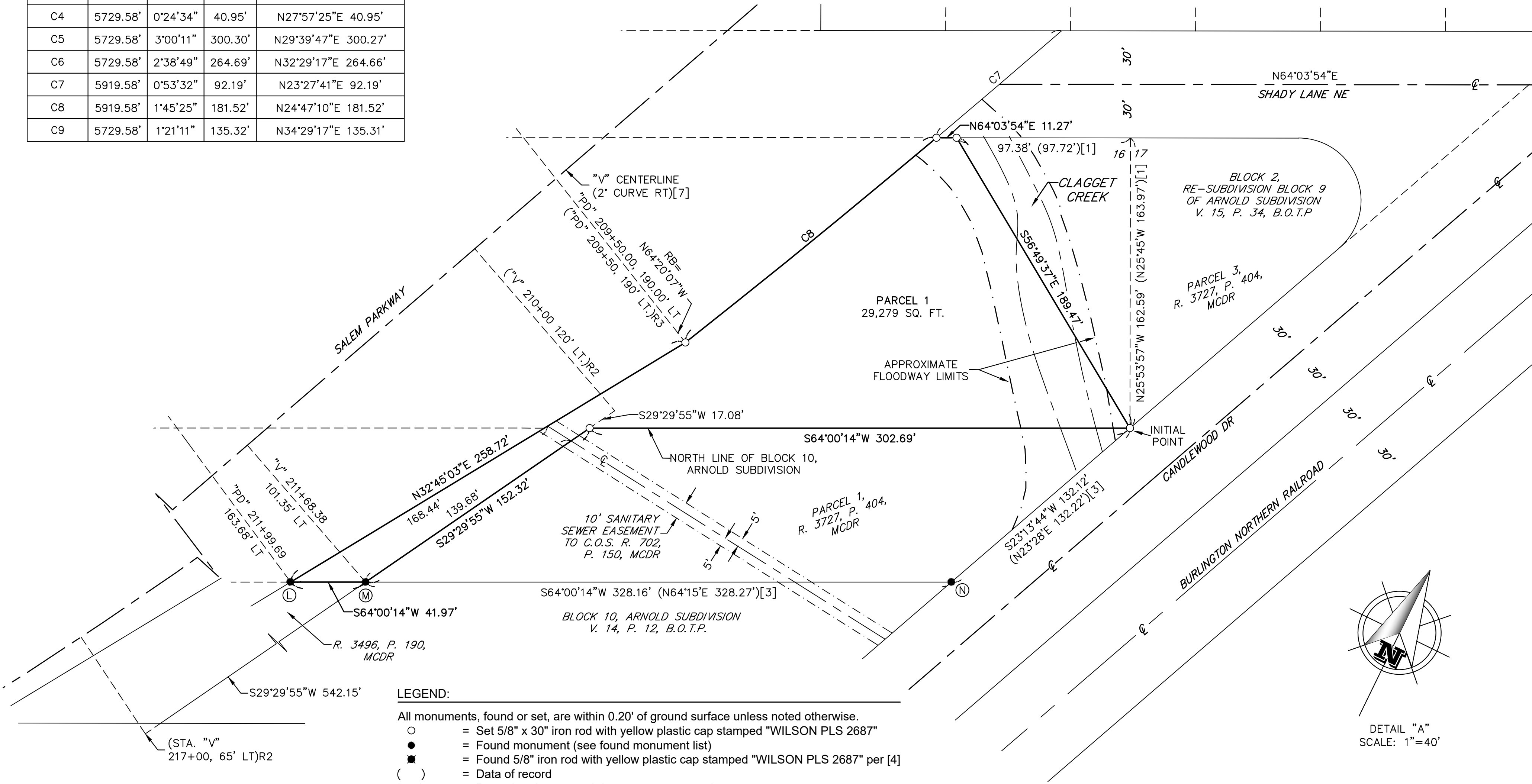
PRELIMINARY

OREGON
JULY 19, 1994
GREGORY L. WILSON
2687
EXPIRES: 6/30/2022

PARTITION PLAT NO. _____

A RE-PLAT OF A PORTION OF LOTS 12-16, RE-SUBDIVISION BLOCK 9 OF ARNOLD SUBDIVISION AND A PORTION OF BLOCK 10, ARNOLD SUBDIVISION LOCATED IN THE N.W. 1/4 OF SECTION 12, T. 7 S., R. 3 W., W.M., CITY OF SALEM, MARION COUNTY, OREGON
SEPTEMBER 15, 2020

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING & DIST.
C1	5729.58'	0°09'05"	15.15'	N23°59'00"E 15.15'
C2	5729.58'	1°36'20"	160.55'	N24°51'43"E 160.54'
C3	5729.58'	2°05'15"	208.74'	N26°42'30"E 208.73'
C4	5729.58'	0°24'34"	40.95'	N27°57'25"E 40.95'
C5	5729.58'	3°00'11"	300.30'	N29°39'47"E 300.27'
C6	5729.58'	2°38'49"	264.69'	N32°29'17"E 264.66'
C7	5919.58'	0°53'32"	92.19'	N23°27'41"E 92.19'
C8	5919.58'	1°45'25"	181.52'	N24°47'10"E 181.52'
C9	5729.58'	1°21'11"	135.32'	N34°29'17"E 135.31'



LEGEND:

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- = Found monument (see found monument list)
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- SQ. FT. = Square Feet



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SUBDIVISION AND A PORTION OF BLOCK 10, ARNOLD SUBDIVISION
LOCATED IN THE N.W. 1/4 OF SECTION 12, T. 7 S., R. 3 W., W.M.,
CITY OF SALEM, MARION COUNTY, OREGON
SEPTEMBER 15, 2020

SURVEYOR'S CERTIFICATE:

I, Gregory L. Wilson, a Registered Professional Land Surveyor in Oregon, do hereby depose and say that I did accurately survey and mark with proper monuments the lands represented on the attached map, situated in the northwest one-quarter of Section 12, Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, being described as follows:

Beginning at the Initial Point of this partition plat, said point being marked by a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687" set at the southeast corner of Lot 16, Block 2, RE-SUBDIVISION BLOCK 9 OF ARNOLD SUBDIVISION, as platted and recorded in Volume 15, Page 34, Book of Town Plats for Marion County, Oregon, said point also being the northeast corner of Block 10, ARNOLD SUBDIVISION, as platted and recorded in Volume 14, Page 12, Book of Town Plats for Marion County, Oregon; and running thence:

South 64°00'14" West 302.69 feet along the north line of said Block 10 to the southeasterly line of that property conveyed to the State of Oregon, by and through its State Highway Commission by that instrument recorded in Volume 705, Page 404, Marion County Deed Records;

thence South 29°29'55" West 152.32 feet along said southeasterly line to a point on the south line of that property described in that instrument recorded in Volume 657, Page 760, Marion County Deed Records;

thence South 64°00'14" West 41.97 feet along said south line to a point on the southeasterly right of way of the Salem Parkway;

thence North 32°45'03" East 258.72 feet along said southeasterly right of way to a point 190.00 feet Southeasterly and opposite Engineer's Centerline Station "PD" 209+50.00, said point being the beginning of a non-tangent curve concave to the Northwest;

thence Northeasterly along the arc of a 5919.58-foot radius curve to the left (whose radius point bears North 64°20'07" West and the chord of which bears North 24°47'10" East 181.52 feet) 181.52 feet along said southeasterly right of way to a point on the north line of the aforementioned Block 2 of RE-SUBDIVISION BLOCK 9 OF ARNOLD SUBDIVISION;

thence North 64°03'54" East 11.27 feet along said north line to the northwest corner of the aforementioned Lot 16 in said Block 2;

thence South 56°49'37" East 189.47 feet to the Point of Beginning, containing 29,279 square feet of land, more or less.

THE WITHIN PLAT IS HEREBY APPROVED:

Planning Administrator, City of Salem
File No. VUL20-____

Date

Salem City Surveyor

Date

Marion County Assessor

Date

Taxes and assessments on the above described property as provided by ORS 92.095, have been paid through _____.

Marion County Tax Collector

Date

STATE OF OREGON

S.S.

COUNTY OF MARION

I do hereby certify that the attached Partition Plat No. _____ was received for recording on the ____ day of _____, 20 ____, at _____ m. o'clock and recorded in Record of Partition Plats. Also referenced in Marion County Deed Records in Reel _____, at Page _____.

Bill Burgess, Marion County Clerk

By: _____
Deputy County Clerk

DECLARATION:

Know all people by these presents that Scott Martin and Regina Martin, as tenants by the entirety, being the owners of the land described in the Surveyor's Certificate hereon made and desiring to dispose of the same in parcels, has caused the same to be partitioned and surveyed as shown on the attached map.

In witness whereof, I set my hand and seal this ____ day of _____ 20 ____.

By: _____
Scott Martin

By: _____
Regina Martin

STATE OF OREGON

S.S.

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20 ____, by Scott Martin and Regina Martin, as tenants by the entirety, being the identical persons described in the above instrument and who personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes stated therein and without fear or compulsion from anyone.

NOTARY PUBLIC - OREGON

(PRINT NAME)

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

Gregory L. Wilson
Registered Land Surveyor No. 2687
License expires June 30, 2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

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

EXPIRES: 6/30/2022



3657 KASHMIR WAY SE
SALEM, OREGON 97317
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EMAIL: INFO@BARKERWILSON.COM