

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.: VUL21-02

APPLICATION NO.: 21-105850-LD

NOTICE OF DECISION DATE: April 28, 2021

SUMMARY: A proposal to validate a unit of land that was divided from its parent tract by deed in 1988.

REQUEST: A Validation of Unit of Land to establish a tax lot of 2.7 acres divided from its parent tract by deed in 1988 and without land division approval. The applicant is requesting to validate the property, zoned IC (Industrial Commercial) and located at 4910 Turner Road SE 97317 (Marion County Tax Assessor number 082W0700501).

APPLICANT: Blake Bural on behalf of Jon Taylor, JSRE Investments II, LLC (Jon Taylor)

LOCATION: 4910 Turner Rd SE, Salem OR 97317

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

FINDINGS: The findings are in the attached Decision dated April 28, 2021.

DECISION: The **Planning Administrator APPROVED** Validation of Units of Land Case No. VUL21-02.

The rights granted by the attached decision must be exercised, or an extension granted, by May 14, 2021, or this approval shall be null and void.

Application Deemed Complete:	<u>April 7, 2021</u>
Notice of Decision Mailing Date:	<u>April 28, 2021</u>
Decision Effective Date:	<u>May 14, 2021</u>
State Mandate Date:	<u>August 5, 2021</u>

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

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. Thursday, May 13, 2021. 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>

**BEFORE THE PLANNING ADMINISTRATOR
OF THE CITY OF SALEM
(VALIDATION OF UNIT OF LAND NO. 21-02)**

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. 21-02;
4910 TURNER ROAD SE**

)
)
)
)

FINDINGS AND ORDER

April 28, 2021

REQUEST

Summary: A proposal to validate a unit of land that was divided from its parent tract by deed in 1988.

Request: A Validation of Unit of Land to establish a tax lot of 2.7 acres divided from its parent tract by deed in 1988 and without land division approval. The applicant is requesting to validate the property, zoned IC (Industrial Commercial) and located at 4910 Turner Road SE 97317 (Marion County Tax Assessor number 082W0700501).

DECISION

APPROVED subject to the applicable standards of the Salem Revised Code, the findings contained herein, and conformance with the approved site plans.

PROCEDURAL FINDINGS

1. On March 22, 2021, an application was filed and accepted for a validation of unit of land to establish the subject property identified as 4910 Turner Road SE 97317 (Marion County Tax Assessor number 082W0700501) as a lawful unit of land (**Attachment A**).
2. After additional information was requested from the applicant, the application was deemed complete for processing on April 7, 2021, and notice to surrounding property owners was mailed the same day, pursuant to Salem Revised Code. The state-mandated local decision deadline is August 5, 2021.

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.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from

public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

SUBSTANTIVE FINDINGS

1. Background

In 2020, the applicant applied for a Partition Modification concerning the subject property. During the review process, the subject tax lot was found to have been illegally created by deed in 1988, and the Partition Modification decision (CU-PAR-UGA-SPR-ADJ-DAP19-01MOD1) was approved subject to these conditions:

Condition 2: Submit an application for a Validation of Unit of Land to establish Tax Lot 082W07 / 501 as a lawful unit of land; obtain approval; record a plat; and provide the Director with a copy of the plat within 30 days of the date of recording with Marion County.

Condition 3: Record the plat for the Partition Modification after recording the plat for the Validation of Unit of Land.

The land area was created by deed in 1988 without a land use review. The validation of the property is necessary in order to complete the approved Partition Modification.

2. Salem Area Comprehensive Plan (SACP) Designation

Comprehensive Plan Map: The subject property is designated IC (Industrial-Commercial) 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 outside the Urban Service Area.

3. Zoning and Surrounding Land Use

The subject property is zoned IC (Industrial Commercial). The surrounding properties are zoned and used as follows:

North: Across Kuebler Boulevard SE, IC (Industrial Commercial)

South: PH (Public and Private Health Services)

East: PH (Public and Private Health Services)

West: Across Turner Road SE – IP (Industrial Park), Marion County IG (Industrial General) and IC Industrial Commercial

4. Existing Site Conditions

The land area abuts Kuebler Boulevard SE to the north and Turner Road SE to the west. It is an irregular triangle with an average depth of approximately 176 feet, average width of approximately 755 feet, and street frontage of approximately 1,070 feet. An existing building, parking area, and driveway were approved in 2019 through CU-PAR-UGA-SPR-ADJ-DAP19-01 and completed in 2020.

5. Neighborhood and Citizen Comments

The subject property is located within the boundaries of the Southeast Mill Creek Association (SEMCA). Notification was sent on April 7, 2021 to the neighborhood association and surrounding property owners and residents within 250 feet of the property. One comment was received from a surrounding business indicating no concerns with the proposal.

6. 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.
 - Final Plat Submittal: The applicant shall provide the required field survey and Deed as per the statute and code requirements outlined in the Oregon Revised Statutes (ORS) and the Salem Revised Code (SRC). If said documents are not in compliance with the requirements outlined in the ORS and the SRC, and as per SRC 205.055, the approval of the Validation of Unit of Land 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 commented, “Verify no building or utilities cross the property line without PBV (property boundary verification) or replat.”
- The Salem Fire Department reviewed the proposal and commented, “Items including fire department access and water supply shall be maintained for any existing structures and will be required for any future construction.”

7. Private Agency and Service Provider Comments

Public agencies and public and private service providers for the subject property were mailed notification of the proposal. No comments were received.

8. Criteria for Granting a Validation of Unit of Land

SRC 205.060(d) establishes 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

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.

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 1975. The subject property, in its current configuration, was among 19 “parcels” created in 1988 (Reel 623, Page 308) by a deed which was recorded in the Marion County Deed records. The City of Salem would have required a land division to divide the property. The above-mentioned deed divided the property without a land use application, therefore illegally dividing the property. Because the subject property was not created through proper land use procedures, 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 deed (Reel 623, Page 308) recorded in 1988. The applicant has provided a copy of the 1988 recorded deed creating the subject unit of land through a sale from the State of Oregon Department of Corrections to the State of Oregon Department of Transportation, Highway Division. 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. 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 property was zoned PH (Public and Private Health Services) at the time of the conveyance, therefore the PH standards from 1988 are applicable. The applicant provided City of Salem zoning code Chapter 160 – Public Use, which was in effect when the unit of land was created by deed. In 1988, the development standards of the PH zone required a minimum lot area of 10,000 square feet and a minimum lot depth of 80 feet and minimum lot width of 50 feet, provided that the minimum area was met; the general development standards of SRC 130.260 required street frontage of 16 feet; and the lot standards for Subdivisions (SRC Chapter 63) required an average width of not less than 60 feet or as otherwise allowed or required in the zoning district where it was located, an average depth of not less than 80 feet and not more than 250 percent of the average width between the side lot lines, and a minimum front lot line width of at least 60 feet, unless otherwise stipulated in the zoning district where it was located. At the time of the 1988 deed, the subject property had an average depth of approximately 176 feet, average width of approximately 755 feet, and approximately 310 feet of street frontage on the north; it had no street frontage on Turner Road SE because another

“parcel” created by the deed was located between the subject property and Turner Road SE until it was incorporated later into the Turner Road SE right-of-way.

The subject property could have complied with the applicable criteria for the creation of the unit of land in effect when the property was created in 1988, except the average depth exceeded 250 percent of the average width ($755 / 176 = 429\%$). However, SRC 205.060(e), Exception, provides that, notwithstanding subsection 205.060(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 or placement of a dwelling or other building on the unit of land after the sale. Building permit 19-111309-BP was issued October 14, 2019 to allow construction of a building on the subject property. This criterion is met.

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

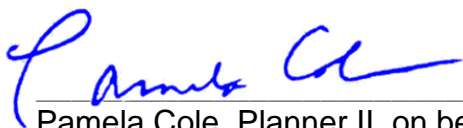
Finding: The applicant submitted a copy of a proposed plat (**Attachment C**). The Public Works Department reviewed the proposal and submitted comments describing the procedure and submittal requirements for recording of a final plat.

9. Conclusion

Based upon review of SRC 205.060, the findings contained under Section 8 above, and the comments described, the validation of unit of land complies with the requirements for an affirmative decision.

IT IS HEREBY ORDERED

The tentative Plat for the Validation of Unit of Land Case No. 21-02, on property approximately 2.7 acres, zoned IC (Industrial Commercial), and located at 4910 Turner Road SE 97317 (Marion County Tax Assessor number 082W0700501) is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code and the findings contained herein.

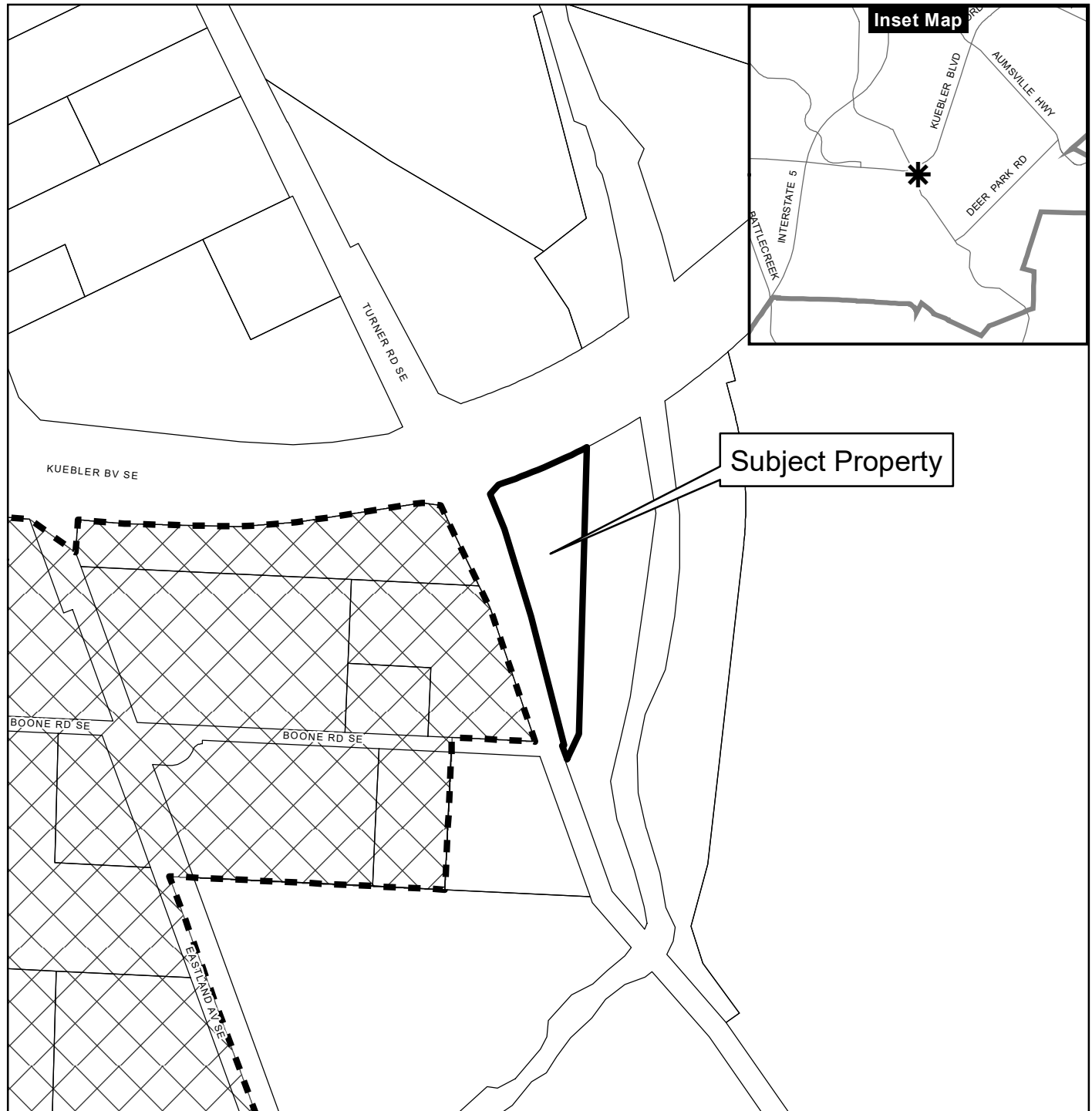


Pamela Cole, Planner II, on behalf of
Lisa Anderson-Ogilvie, AICP
Planning Administrator

Prepared by Pamela Cole, Planner II

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

Vicinity Map 4910 Turner Road SE



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



April 1, 2021

Pamela Cole,
Planning Department
City of Salem
555 Liberty Street SE
Salem, OR 97301

RE: Validation of Land
4910 Turner Rd SE



Dear Pamela,

We received your incomplete notice for 21-105850-LD and have provided the following responses:

1. Pre-application conference waiver has been submitted.
2. Written Statement for SRC 205.060, (d):
 - a. The property was annexed in 1975. Deed R623 P308 in 1988 unlawfully divided the lawful units of land into “parcels” by deed/legal description. At that time, the City would have required a subdivision to create parcels. The “parcels” were apparently used to establish tax lots in Marion County, and tax lots were subsequently sold. Tax lot 082W0700501 corresponds to “Parcel 13” in the 1988 and subsequent deeds.
 - b. The property was designated Community Services-Government and zoned PH (Public and Private Health Services) prior to CPC/ZC09-04 changes to IC/IC. 1976 and 1993 zoning maps both show PH zoning. P Public Use Chapter 160 is attached for reference to PH development standards that would have applied in 1988. The property would have been in conformance with applicable criteria for the creation of the unit of land in effect when the unit of land was sold. It appears the lot was compliant with lot area, lot dimensions, and required yards.
 - c. Had the subject property went through a subdivision process it appears it would have met the requirements for this lot per SRC 63 from 1983. We have attached the requirements to this review as well.
 - d. The plat complies with SRC 205.035 and ORS 92 requirements per the surveyor.
 - e. Summary of deed history from Public Works/Survey:

Chain of Title

- V. 229 P. 332 (1937) McKinley → Department of Correction one large parcel
- V. 230 P. 337 (1937) Hover & Pancoast → Department of Corrections 2nd large parcel
- R. 623 P. 308 (1988) Department of Transportation created 19 parcels by deed on behalf of Department of Corrections. Parcel 13 being subject property.
- R. 903 P. 180 (1991) DOT → River Bend Gravel Parcel 13 of R. 623 P. 308
- R. 2996 P. 164 (2008) River Bend → J.C. Compton Co. Parcel 13 of R. 623 P. 308
- Current Vesting: R. 4146, P. 318 (2018) JSRE Investments LLC

3. Submission of draft of the final plan for the unit of land has been submitted and we are resubmitting it. Please let us know if it doesn't meet the requirements.

If you should need anything else please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Blake Bural', with a stylized, looping flourish at the end.

Blake Bural
Architect | Partner

NARRATIVE

The purpose of this survey is to validate and monument that unlawfully created unit of land described in that instrument recorded in Reel 4146, Page 318 (excepting that portion conveyed to the City of Salem in Reel 4368, Page 269), Marion County Deed Records, per City of Salem Planning File No. VUL 21-_____, by means of partition plat. The basis of bearings used was along the westerly line Parcel 3, Partition Plat 2016-49 per MCSR 35280, between the ODOT iron rod at Station "OC" 25+74.29 PT and the calculated position of Station "OC" 34+30.67 PC, being a point 5.00 feet Westerly of the found reference monument as shown in said MCSR 35280.

The subject property is described in the aforementioned deed to be that property designated as Parcel 13 and described in that deed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded on Reel 623, Page 308 of Marion County Records. Parcel 13 is therein described as being that portion of Sections 7 and 18, Township 8 South, Range 2 West, W.M., Marion County, Oregon, lying Southeasterly of Parcel 1 and Westerly of Parcel 11 (of said deed) and Northeasterly of existing Turner Road, Excepting Parcel 3 (of said deed). Therefore, the boundary of the subject property was determined as follows:

Parcel 1 (Kuebler Boulevard) - I held the record offsets and stationing from the found monuments along the Kuebler Boulevard right of way per MCSR 32365 and MCSR 35280 to determine the center line "L" Alignment. I then offset said center line 110' for the southeasterly right of way.

PARCEL 11 - The "OC" Alignment was determined by holding the found ODOT monuments along the west line of Parcel 3, Partition Plat 2016-49 and utilizing data from Reel 623, Page 308, holding record station and offsets from said deed to locate the west line of Parcel 11.

TURNER ROAD SE - I held the record offsets and stationing from the found monuments set in MCSR 32365 (with the exception of monument F) to determine the center line "T" Alignment, which terminates at the center of Boone Road S.E. The southerly portion of the Turner Road center line was determined by holding record angle between the center line of Boone Road and Turner Road to the Southeast per MCSR 38544 and offset said line 30 feet Northeasterly for the original right of way. I then excepted out that portion of said Reel 4146, Page 318 that was conveyed to the City of Salem in said Reel 4368, Page 269.

LEGEND:

- = 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
- = 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 or deed noted
- P.P. = Partition Plat
- R.____ = Reel
- P.____ = Page
- MCSR = Marion County Survey Records
- MCDR = Marion County Deed Records

DEED REFERENCES:

- R1 R. 623, P. 308, MCDR
- R2 R. 4146, P. 318, MCDR
- R3 R. 4368, P. 269, MCDR

SURVEY REFERENCES:

- [1] MCSR 4409C073
- [2] MCSR 32365
- [3] MCSR 35280
- [4] MCSR 38544

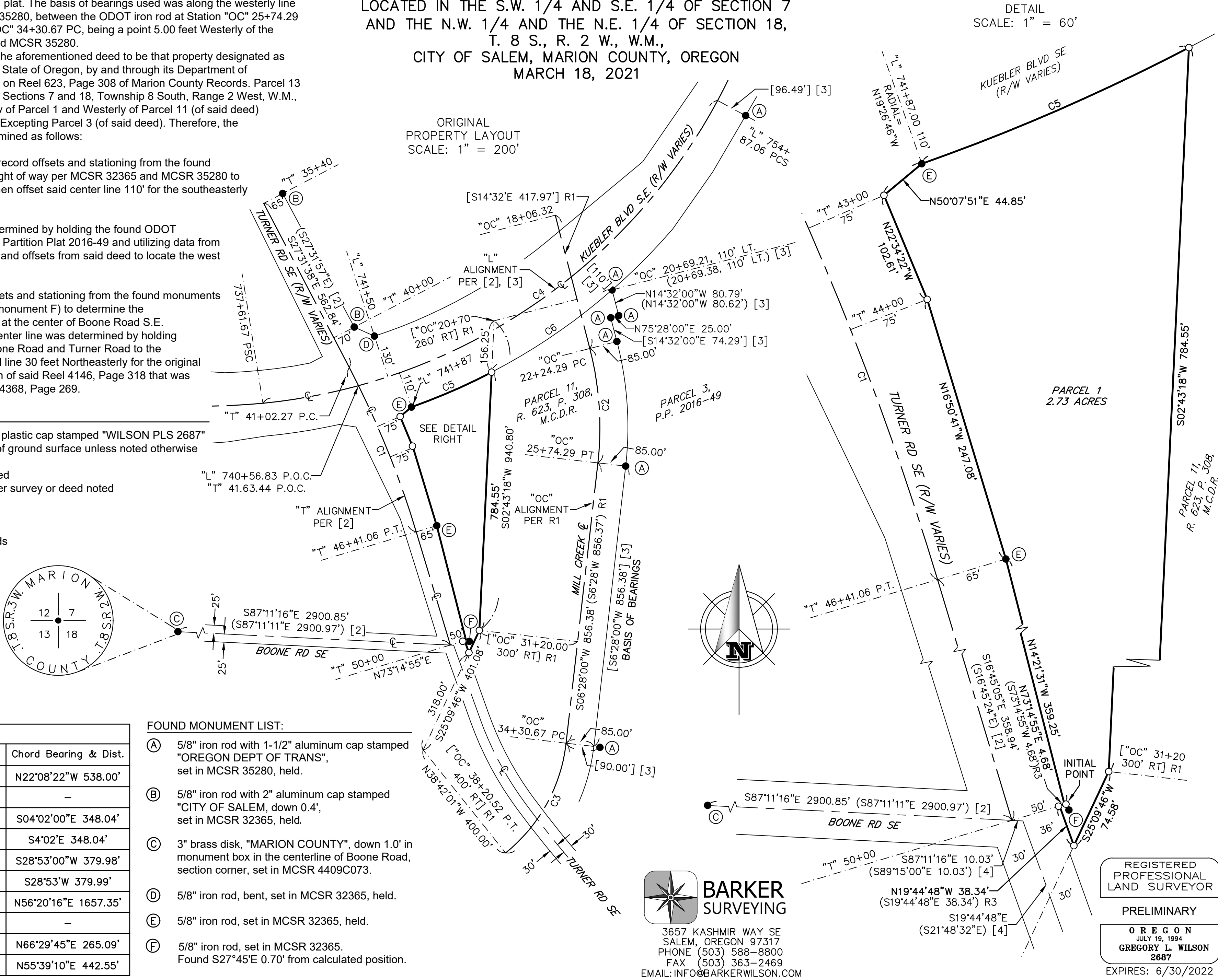
Curve Table				
Curve #	Radius	Delta	Length	Chord Bearing & Dist.
C1	2864.79'	10°46'33"	538.79'	N22°08'22"W 538.00'
(C1) [2]	2864.79'	10°46'33"	538.79'	—
C2	954.93'	21°00'00"	350.00'	S04°02'00"E 348.04'
(C2) R1	954.93'	21°	350'	S4°02'E 348.04'
C3	498.22'	44°50'00"	389.85'	S28°53'00"W 379.98'
(C3) R1	498.22'	44°50'	389.86'	S28°53'W 379.99'
C4	1762.95'	56°04'30"	1725.39'	N56°20'16"E 1657.35'
(C4) [2]	1762.95'	—	1725.39'	—
C5	1872.95'	08°06'58"	265.31'	N66°29'45"E 265.09'
C6	1872.95'	13°34'11"	443.58'	N55°39'10"E 442.55'

FOUND MONUMENT LIST:

- (A) 5/8" iron rod with 1-1/2" aluminum cap stamped "OREGON DEPT OF TRANS", set in MCSR 35280, held.
- (B) 5/8" iron rod with 2" aluminum cap stamped "CITY OF SALEM, down 0.4", set in MCSR 32365, held.
- (C) 3" brass disk, "MARION COUNTY", down 1.0' in monument box in the centerline of Boone Road, section corner, set in MCSR 4409C073.
- (D) 5/8" iron rod, bent, set in MCSR 32365, held.
- (E) 5/8" iron rod, set in MCSR 32365, held.
- (F) 5/8" iron rod, set in MCSR 32365. Found S27°45'E 0.70' from calculated position.

PARTITION PLAT NO. _____

LOCATED IN THE S.W. 1/4 AND S.E. 1/4 OF SECTION 7
AND THE N.W. 1/4 AND THE N.E. 1/4 OF SECTION 18,
T. 8 S., R. 2 W., W.M.,
CITY OF SALEM, MARION COUNTY, OREGON
MARCH 18, 2021



PARTITION PLAT NO. _____

SHEET 2 OF 2

LOCATED IN THE S.W. 1/4 AND S.E. 1/4 OF SECTION 7
AND THE N.W. 1/4 AND THE N.E. 1/4 OF SECTION 18,
T. 8 S., R. 2 W., W.M.,
CITY OF SALEM, MARION COUNTY, OREGON
MARCH 18, 2021

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 southwest and southeast quarters of Section 7 and the northwest and northeast quarters of Section 18, Township 8 South, Range 2 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 on the northeasterly right of way line of Turner Road S.E. at a point 50.00 feet Northeasterly and opposite Engineer's Centerline Station "T" 50+00 as shown on MCSR 32365, said point being South 87°11'16" East 2900.85 feet and North 73°14'55" East 50.00 feet from the southwest corner of said Section 7; and running thence:

North 14°21'31" West 359.25 feet along said northeasterly right of way line to a point 65.00 feet Northeasterly and opposite Engineer's Centerline Station "T" 46+41.06 PT;

thence North 16°50'41" West 247.08 feet along said northeasterly right of way line to a point 75.00 feet Northeasterly and opposite Engineer's Centerline Station "T" 44+00;

thence North 22°34'22" West 102.61 feet along said northeasterly right of way line to a point 75.00 feet Northeasterly and opposite Engineer's Centerline Station "T" 43+00;

thence leaving said northeasterly right of way line, North 50°07'51" East 44.85 feet to a point on the southeasterly right of way line of Kuebler Boulevard SE, said point being 110.00 feet Southeasterly and opposite Engineer's Centerline Station "L" 741+87.00 as shown on said MCSR 32365, said point also being the beginning of a non-tangent curve concave to the Northwest;

thence Northeasterly along the arc of an 1872.95 foot radius curve to the left (whose radius point bears North 19°26'46" West and the chord of which bears North 66°29'45" East 265.09 feet) 265.31 feet along said southeasterly right of way line to the northwest corner of that property described as "Parcel 11" in that deed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded in Reel 623, Page 308, Marion County Deed Records;

thence South 02°43'18" West 784.55 feet along the west line of said "Parcel 11" to an angle point thereof, said point being 300.00 feet Westerly and opposite Engineer's Centerline Station "OC" 31+20 as described in Reel 623, Page 308;

thence South 25°09'46" West 74.58 feet along said west line to a point on the northeasterly line of that tract of land conveyed to the City of Salem by that Warranty Deed recorded in Reel 4368, Page 269, Marion County Deed Records, said point being 36.00 feet at a perpendicular distance from the centerline of the aforementioned Turner Road SE;

thence North 19°44'48" West 38.34 feet along said northeasterly line to a point Northeasterly and opposite the aforementioned Engineer's Centerline Station "T" 50+00;

thence North 73°14'55" East 4.68 feet to the Point of Beginning, containing 2.73 acres of land, more or less.

Gregory L. Wilson
Registered Professional 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

THE WITHIN PLAT IS HEREBY APPROVED:

Planning Administrator, City of Salem
Case No. VUL 21-____

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 _____, 2021, at ____ .m. o'clock and recorded in Record of Partition Plats. Also referenced in Marion County Deed Records, Reel____, Page____.

Bill Burgess, Marion County Clerk

By: _____
Deputy County Clerk

DECLARATION:

Know all people by these presents that JSRE Investments LLC, an Oregon limited liability company, being the owner 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 in accordance with the provisions of Chapter 92 of the Oregon Revised Statutes, as shown on the attached map.

In witness whereof, I set my hand and seal this ____ day of _____ 2021 .

JSRE Investments, LLC

By: _____
Jon Isaac Taylor, Member

STATE OF OREGON

S.S.

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 2021, by Jon Isaac Taylor, Member of JSRE Investments LLC, an Oregon Limited Liability Company, being the identical person 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 _____



BARKER
SURVEYING

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