



Sale Agreement # GaiaLot2
Addendum # 3

ADDENDUM TO REAL ESTATE SALE AGREEMENT

1 This is an Addendum to: ☒ Real Estate Sale Agreement ☐ Seller's Counter Offer ☐ Buyer's Counter Offer ☐ Other _____

2 Buyer: Discount Nursery Supplies, LLC

3 Seller: City of Salem

4 The real property described as: Lot 2 of the Salem Business Park, ,

5 **SELLER AND BUYER HEREBY AGREE THE FOLLOWING SHALL BE A PART OF THE REAL ESTATE SALE AGREEMENT REFERENCED ABOVE.**

6 ☐

7 **Recital A - Lot 2 shall be increased from 2.03 acres to 2.54 acres to provide additional width for the Buyer's driveway and truck turning**
8 **radius. .**

9 ☐

10 **Section 2 - Purchase Price: The purchase price shall be increased to \$376,184 to reflect that the Buyer is purchasing 2.54 acres, not 2.03**
11 **acres, at the purchase price of \$148,104 per acre. The Buyer and Seller will negotiate a higher purchase price if the City is not able to**
12 **secure wetland credits at \$125,000 per acre for the impacts on Lot 2. "**

13 ☐

14 **Section 3 - Earnest Money: The Buyer shall deliver to the Title Company an additional Twenty-Five Thousand Dollars (\$25,000.00) in**
15 **earnest money within ten (10) days of this addendum being fully executed. "**

16 ☐

17 **Section 7 - Buyer's Conditions to Close: Seller receives an approved wetland permit from the Oregon Department of State Lands, and if**
18 **required, the U.S. Army Corps of Engineers. "**

19 ☐

20 **Section 9 - Closing: Closing will occur within 30 days of wetland permit issuance, expected in February 2022. However, closing in no**
21 **event shall occur later than July 31, 2022. "**

22 ☐

23 **Exhibit A - The Subdivision Plan Map is replaced with the new now signed and recorded plat map attached hereto showing Lot 2 as a**
24 **parcel of 2.54 acres. .**

25 ☐

26 **Exhibit B - The new legal description to be: "Lot 2, Salem Business Campus, Volume H48, Page 88, Marion County Book of Town Plats. "**

27 _____

28 _____

29 Buyer Signature Nao Chen Date 07-26-2021 4:25 PM PDT, _____ a.m. ____ p.m. ←

Discount Nursery Supplies, LLC

30 Buyer Signature _____ Date _____, _____ a.m. ____ p.m. ←

31 Seller Signature _____ Date _____, _____ a.m. ____ p.m. ←

City of Salem

32 Seller Signature _____ Date _____, _____ a.m. ____ p.m. ←

33 Buyer's Agent Greg Goodenough cll Seller's Agent Unrepresented

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LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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OREF 002

1148-88 4515 489

PLAT BOOK VOLUME 4515 PAGE 489
1148 88

200' 0 100' 200' 400'

SCALE: 1 INCH = 200 FEET

SALEM BUSINESS CAMPUS

A REPLAT OF LOT 2 AND TRACTS 'B' AND 'C' OF "RENEWABLE ENERGY AND TECHNOLOGY PARK"
(VOLUME H47, PAGE 18) AND A PORTION OF TRACT 2, REEL 3066, PAGE 141
IN THE NW AND SW 1/4 OF SECTION 4 AND THE NE 1/4 OF SECTION 5, T. 8 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON
DATE: JANUARY 14, 2021

LEGEND

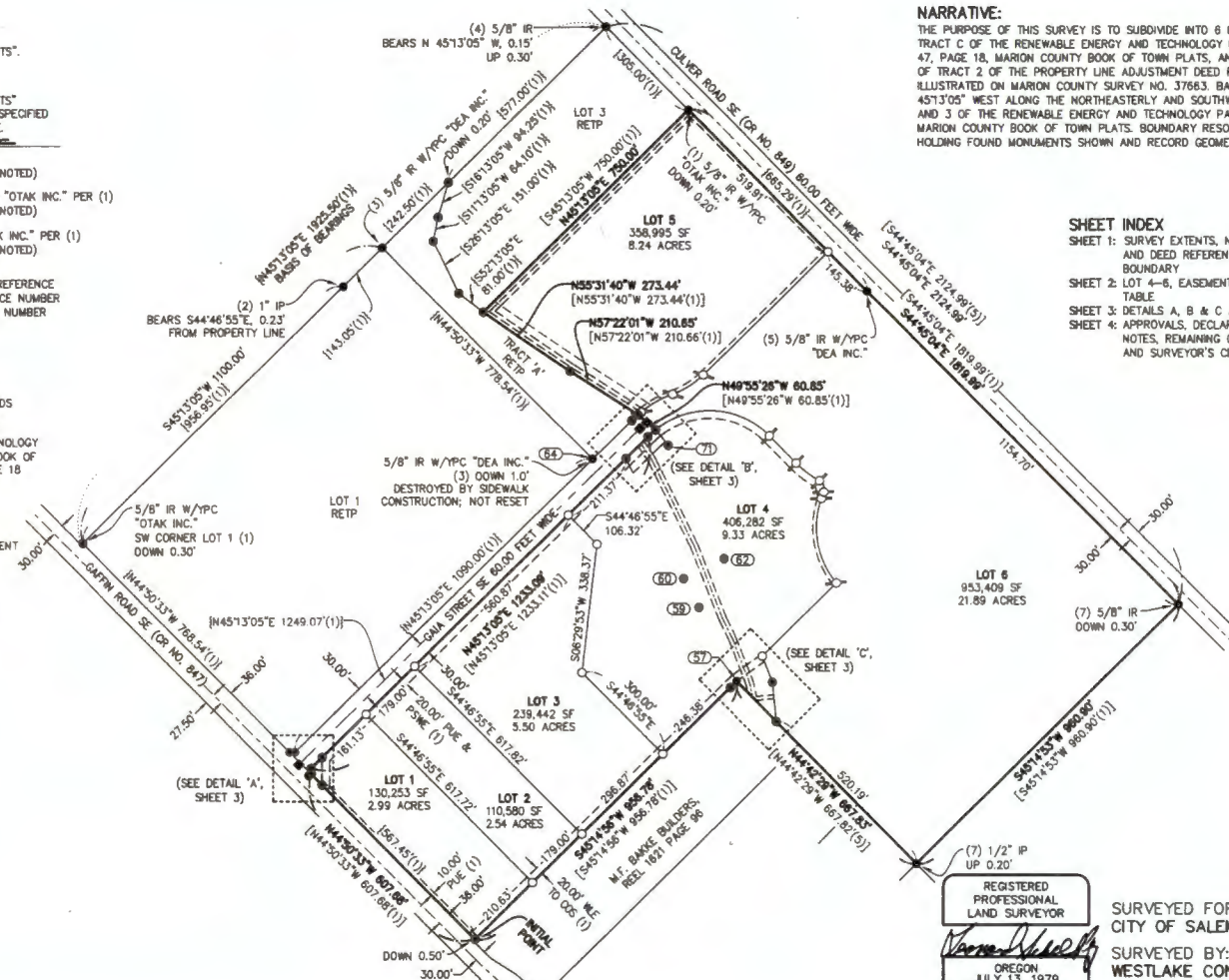
- SET 5/8" x 30" IR W/IPC MARKED "WESTLAKE CONSULTANTS". SET ON JANUARY 14, 2021.
- SET 5/8" x 30" IR W/IPC MARKED "WESTLAKE CONSULTANTS" TO BE SET WITHIN THE PERIOD SPECIFIED IN THE SURVEYOR'S CERTIFICATE.
- FOUND MONUMENT AS NOTED (AT GRADE UNLESS OTHERWISE NOTED)
- FOUND 5/8" IR W/IPC MARKED "OTAK INC." PER (1) (AT GRADE UNLESS OTHERWISE NOTED)
- FOUND 2" ALUMINUM CAP "OTAK INC." PER (1) (AT GRADE UNLESS OTHERWISE NOTED)
- (DATA#) RECORD DATA REFERENCE
- (DATA#) RECORD AND MEASURED DATA REFERENCE
- (#) RECORD SURVEY DATA REFERENCE NUMBER
- (#) RECORD DEED DATA REFERENCE NUMBER
- COS CITY OF SALEM
- CR COUNTY ROAD
- ESMT EASEMENT
- IP IRON PIPE
- IR IRON ROD
- W/IPC WITH YELLOW PLASTIC CAP
- MCSR MARION COUNTY SURVEY RECORDS
- MCSR MARION COUNTY PLAT RECORDS
- MCSR MARION COUNTY DEED RECORDS
- RETP "RENEWABLE ENERGY AND TECHNOLOGY PARK" REEL 3124, PAGE 109 BOOK OF TOWN PLATS VOLUME H47, PAGE 18
- PGE PORTLAND GENERAL ELECTRIC
- P.P. PARTITION PLAT, MCSR
- PUE PUBLIC UTILITY EASEMENT
- PSWE PUBLIC SIDEWALK EASEMENT
- PMLE PUBLIC WATERLINE EASEMENT
- PSSE PUBLIC SANITARY SEWER EASEMENT
- REEL, PAGE MCSR REFERENCE
- SDE STORM DRAIN EASEMENT
- SWE SIDEWALK EASEMENT
- WLE WATERLINE EASEMENT
- EASEMENTS AS NOTED/SHOWN
- CENTERLINE OF EASEMENTS

SURVEY REFERENCES

- (1) "RENEWABLE ENERGY AND TECHNOLOGY PARK" (VOLUME H47 PAGE 18, MCSR)
- (2) MCSR 8350
- (3) MCSR 37883
- (4) MCSR 28597
- (5) PARTITION PLAT 2009-9 (REEL 3034 PAGE 344, MCSR)
- (6) MCSR 25063
- (7) MCSR 20475

DEED REFERENCES

- (D1) REEL 3066 PAGE 141, MCSR



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE INTO 6 LOTS, LOT 2, TRACT B AND TRACT C OF THE RENEWABLE ENERGY AND TECHNOLOGY PARK SUBDIVISION, VOLUME 47, PAGE 18, MARION COUNTY BOOK OF TOWN PLATS, AND THAT REMNANT PORTION OF TRACT 2 OF THE PROPERTY LINE ADJUSTMENT DEED REEL 3066, PAGE 141, AS ILLUSTRATED ON MARION COUNTY SURVEY NO. 37663. BASIS OF BEARINGS IS SOUTH 45°13'05\"/>

SHEET INDEX

- SHEET 1: SURVEY EXTENTS, NARRATIVE, LEGEND, SURVEY AND DEED REFERENCES, EASEMENTS AND PLAT BOUNDARY
- SHEET 2: LOT 4-6, EASEMENTS, POINT TABLE AND CURVE TABLE
- SHEET 3: DETAILS A, B & C AND CURVE TABLE
- SHEET 4: APPROVALS, DECLARATIONS, ACKNOWLEDGEMENT, NOTES, REMAINING CORNER MONUMENTATION AND SURVEYOR'S CERTIFICATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonard Schelsky
OREGON
JULY 13, 1979
LEONARD SCHELSKY
1841

RENEWS: 06-30-2022

SURVEYED FOR:
CITY OF SALEM

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503) 684-0652

1799-7519 PH42 JWC

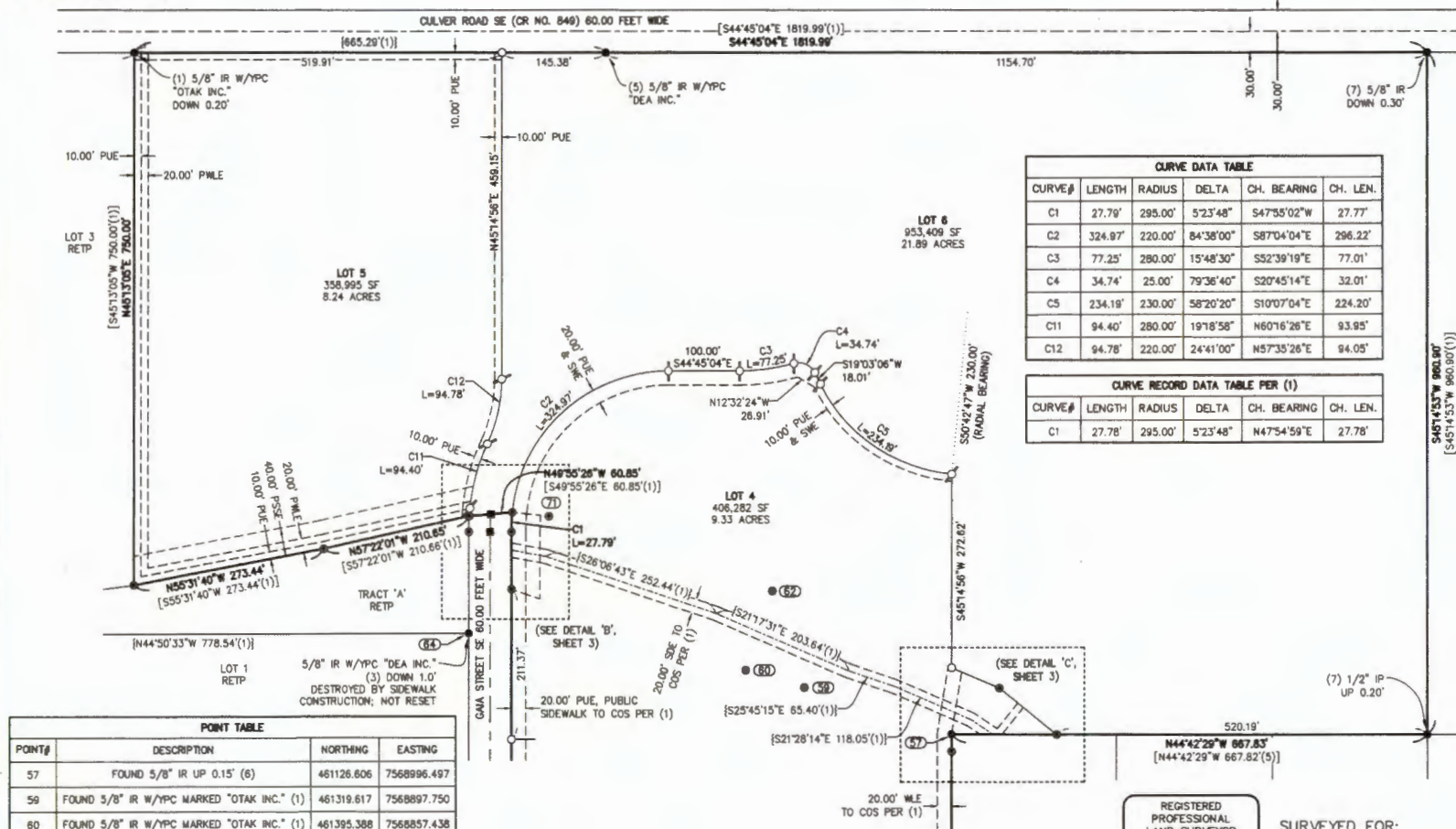
SHEET 1 OF 4

H148-88

PLAT BOOK VOLUME H148 PAGE 88

SALEM BUSINESS CAMPUS

A REPLAT OF LOT 2 AND TRACTS 'B' AND 'C' OF "RENEWABLE ENERGY AND TECHNOLOGY PARK"
(VOLUME H47, PAGE 18) AND A PORTION OF TRACT 2, REEL 3066, PAGE 141
IN THE NW AND SW 1/4 OF SECTION 4 AND THE NE 1/4 OF SECTION 5, T. 8 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON
DATE: JANUARY 14, 2021



| CURVE DATA TABLE | | | | | |
|------------------|---------|---------|-----------|-------------|----------|
| CURVE# | LENGTH | RADIUS | DELTA | CH. BEARING | CH. LEN. |
| C1 | 27.79' | 295.00' | 52°3'48" | S47°55'02"W | 27.77' |
| C2 | 324.97' | 220.00' | 84°38'00" | S87°04'04"E | 296.22' |
| C3 | 77.25' | 280.00' | 15°48'30" | S52°39'19"E | 77.01' |
| C4 | 34.74' | 25.00' | 79°36'40" | S20°45'14"E | 32.01' |
| C5 | 234.19' | 230.00' | 58°20'20" | S10°07'04"E | 224.20' |
| C11 | 94.40' | 280.00' | 19°18'58" | N60°16'26"E | 93.95' |
| C12 | 94.78' | 220.00' | 24°41'00" | N57°35'26"E | 94.05' |

| CURVE RECORD DATA TABLE PER (1) | | | | | |
|---------------------------------|--------|---------|----------|-------------|----------|
| CURVE# | LENGTH | RADIUS | DELTA | CH. BEARING | CH. LEN. |
| C1 | 27.78' | 295.00' | 52°3'48" | N47°54'59"E | 27.78' |

| POINT TABLE | | | |
|-------------|---|------------|-------------|
| POINT# | DESCRIPTION | NORTHING | EASTING |
| 57 | FOUND 5/8" IR UP 0.15' (6) | 461126.606 | 7568996.497 |
| 59 | FOUND 5/8" IR W/IPC MARKED "OTAK INC." (1) | 461319.617 | 7568897.750 |
| 60 | FOUND 5/8" IR W/IPC MARKED "OTAK INC." (1) | 461395.388 | 7568857.438 |
| 62 | FOUND 5/8" IR W/IPC MARKED "OTAK INC." (1) | 461447.466 | 7568962.379 |
| 64 | 5/8" IR W/IPC "DEA INC." DOWN 1.0' (3) DESTROYED BY SIDEWALK CONSTRUCTION; NOT RESET | 461708.189 | 7568619.967 |
| 71 | FOUND 5/8" IR W/IPC MARKED "OTAK INC." (1) | 461744.751 | 7568816.640 |

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Leonard Schelsky
OREGON
JULY 13, 1979
LEONARD SCHELSEY
1841
RENEWS: 08-30-2022

SURVEYED FOR:
CITY OF SALEM

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503) 684-0652

SHEET 2 OF 4

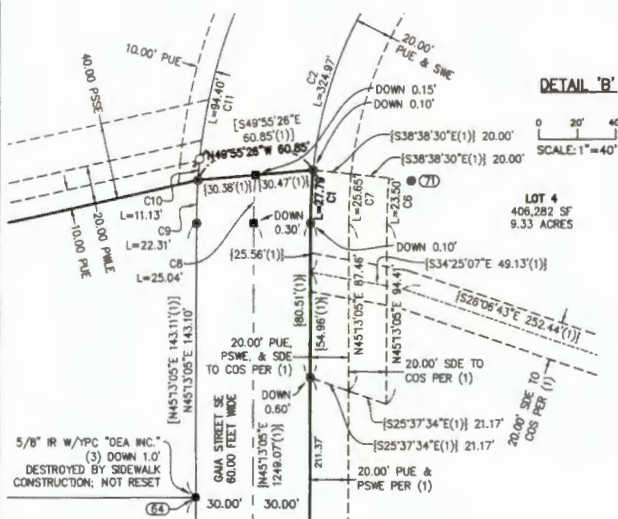
1-148-88

SALEM BUSINESS CAMPUS

PLAT BOOK VOLUME 148 PAGE 88

A REPLAT OF LOT 2 AND TRACTS 'B' AND 'C' OF "RENEWABLE ENERGY AND TECHNOLOGY PARK"
(VOLUME H47, PAGE 18) AND A PORTION OF TRACT 2, REEL 3066, PAGE 141
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CITY OF SALEM, MARION COUNTY, OREGON

DATE: JANUARY 14, 2021



| CURVE DATA TABLE | | | | | |
|------------------|---------|---------|-----------|-------------|----------|
| CURVE# | LENGTH | RADIUS | DELTA | CH. BEARING | CH. LEN. |
| C1 | 27.78' | 295.00' | 52°3'48" | N47°55'02"E | 27.77' |
| C2 | 324.97' | 220.00' | 84°38'00" | S87°04'04"E | 296.22' |
| C6 | 23.50' | 255.00' | 51°6'52" | N47°51'31"E | 23.50' |
| C7 | 25.65' | 275.00' | 5°20'37" | N47°53'23"E | 25.64' |
| C8 | 25.04' | 325.00' | 4°24'55" | N47°25'32"E | 25.04' |
| C9 | 22.31' | 355.00' | 3°36'03" | N47°01'06"E | 22.31' |
| C10 | 11.13' | 355.00' | 1°47'49" | N49°43'03"E | 11.13' |
| C11 | 94.40' | 280.00' | 19°18'58" | N60°16'28"E | 93.95' |

| CURVE RECORD DATA TABLE PER (1) | | | | | |
|---------------------------------|--------|---------|----------|-------------|----------|
| CURVE# | LENGTH | RADIUS | DELTA | CH. BEARING | CH. LEN. |
| C1 | 27.78' | 295.00' | 52°3'48" | S47°54'59"W | 27.78' |
| C8 | 25.04' | 325.00' | 4°24'51" | N47°25'31"E | 25.03' |
| C9 | 22.31' | 355.00' | 3°36'00" | N47°01'05"E | 22.30' |



REGISTERED
PROFESSIONAL
LAND SURVEYOR

James D. Kelly

OREGON
JULY 13, 1979
LEONARD SCHLESKY
1841

RENEWS: 06-30-2022

SURVEYED FOR:
CITY OF SALEM

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503) 684-0652

SHEET 3 OF 4

SALEM BUSINESS CAMPUS

A REPLAT OF LOT 2 AND TRACTS 'B' AND 'C' OF "RENEWABLE ENERGY AND TECHNOLOGY PARK"
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CITY OF SALEM, MARION COUNTY, OREGON

DATE: JANUARY 14, 2021

DECLARATIONS

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF SALEM, AN OREGON MUNICIPAL CORPORATION, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, HAS CAUSED THIS SUBDIVISION PLAT TO BE PREPARED, AND THE PROPERTY SUBDIVIDED AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN AND NOTED HEREON.

Steven D. Powers
STEVEN D. POWERS - CITY MANAGER

ACKNOWLEDGEMENT

STATE OF OREGON } SS
COUNTY OF MARION }

ON THE 29th DAY OF June, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEVEN POWERS, WHO BEING FIRST DULY SWORN, DID SAY THAT HE IS CITY MANAGER OF CITY OF SALEM, AND THAT SAID INSTRUMENT WAS EXECUTED ON BEHALF OF SAID CITY, AND HEREBY ACKNOWLEDGED SAID INSTRUMENT TO BE HIS OWN FREE ACT AND DEED.

Tamela Lyn Carpenter
NOTARY SIGNATURE

Tamela Lyn Carpenter
NOTARY PUBLIC-OREGON

COMMISSION NO: 979698

MY COMMISSION EXPIRES: October 9, 2022

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS, AND IS RECORDED IN REEL _____ AT PAGE _____, MARION COUNTY DEED RECORDS.

APPROVED THIS _____ DAY OF _____, 20____

MARION COUNTY SURVEYOR

NOTES

THIS PLAT IS SUBJECT TO:

1. THE CONDITIONS IMPOSED BY THE CITY OF SALEM IN CASE FILE NUMBER SUB-ADJ009-02MOD2 WITH AN EFFECTIVE DATE OF OCTOBER 30, 2020 AS RECORDED IN REEL 4472, PAGE 116, MARION COUNTY DEED RECORDS.
2. IMPROVEMENT AGREEMENT AS RECORDED IN REEL 4469, PAGE 455, MARION COUNTY DEED RECORDS.
3. GAFFIN ROAD REIMBURSEMENT DISTRICT AS RECORDED IN REEL 4309, PAGE 210, MARION COUNTY RECORDS.

APPROVALS

APPROVED THIS 1st DAY OF July, 2021
CITY OF SALEM PLANNING

BY: [Signature]
PLANNING ADMINISTRATOR

APPROVED THIS 1st DAY OF July, 2021

BY: [Signature]
SALEM CITY SURVEYOR

APPROVED THIS 14th DAY OF July, 2021

MARION COUNTY ASSESSOR [Signature]

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED FOR BY O.R.S. 92.095 HAVE BEEN PAID THRU June 30, 2022

APPROVED THIS 14th DAY OF July, 2021

BY: [Signature]
MARION COUNTY TAX COLLECTOR

STATE OF OREGON } SS
COUNTY OF MARION }

I DO HEREBY CERTIFY THAT THIS Subdivision PLAT WAS RECEIVED FOR RECORD ON THE 16 DAY OF July, 2021, AT 9:39 O'CLOCK, A.M., AND RECORDED IN THE BOOK OF TOWN PLATS, VOLUME H48, PAGE 88. IT IS RECORDED IN MARION COUNTY DEED RECORDS IN REEL 4515, PAGE 484.

BILL BURGESS MARION COUNTY CLERK

BY: [Signature]
DEPUTY COUNTY CLERK

APPROVED THIS _____ DAY OF _____, 20____

[Signature]
CHAIRPERSON OR VICE CHAIRPERSON, MARION COUNTY BOARD OF COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, LEONARD SCHELSKY, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PLAT OF "SALEM BUSINESS CAMPUS", BEING A REPLAT OF LOT 2, TRACT 'B' AND TRACT 'C' OF "RENEWABLE ENERGY AND TECHNOLOGY PARK" SUBDIVISION (RECORDED IN VOLUME H47, PAGE 18, MARION COUNTY DEED RECORDS) AND A PORTION OF TRACT 2, REEL 3066, PAGE 141, MARION COUNTY DEED RECORDS, IN THE NORTHWEST AND SOUTHWEST ONE-QUARTER OF SECTION 4 AND THE NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SALEM, MARION COUNTY, OREGON, THE BOUNDARIES OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE "INITIAL POINT", BEING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "OTAK INC." AT THE SOUTHEAST CORNER OF SAID LOT 2 AND ALSO BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF GAFFIN ROAD SE (COUNTY ROAD NO. 847);

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 44°50'33" WEST, 607.68 FEET TO THE SOUTHWEST CORNER OF TRACT 'C' OF SAID SUBDIVISION;

THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WESTERLY LINE OF SAID TRACT 'C', NORTH 00°14'54" EAST, 14.05 FEET TO THE NORTHWEST CORNER THEREOF AND AN ANGLE POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF GAIA STREET SE;

THENCE ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, NORTH 45°13'05" EAST, 1233.09 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 295.00 FEET, THROUGH A CENTRAL ANGLE OF 05°23'48" (CHORD BEARS NORTH 47°55'02" EAST, 27.77 FEET), AN ARC LENGTH OF 27.79 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY AND THE MOST NORTHERLY CORNER OF TRACT 'B' OF SAID SUBDIVISION, ALSO BEING A POINT OF NON-TANGENT CURVATURE TO THE RIGHT, CONCAVE SOUTHEAST, A RADIAL LINE FROM WHICH BEARS SOUTH 39°23'03" EAST;

THENCE ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF GAIA STREET SE, NORTH 49°55'28" WEST, A DISTANCE OF 80.85 FEET TO THE MOST NORTHERLY CORNER OF SAID RIGHT-OF-WAY, ALSO BEING THE MOST EASTERLY CORNER OF TRACT 'A' OF SAID SUBDIVISION;

THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE MOST EASTERLY NORTH LINE OF SAID TRACT 'A', NORTH 57°22'01" WEST, A DISTANCE OF 210.63 FEET;

THENCE, NORTH 55°31'40" WEST, A DISTANCE OF 273.44 FEET TO THE MOST SOUTHERLY CORNER OF LOT 3 OF SAID SUBDIVISION;

THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 3, NORTH 45°13'05" EAST, A DISTANCE OF 750.00 FEET TO THE EAST CORNER OF SAID LOT 3, ALSO BEING A ON THE SOUTHWEST RIGHT-OF-WAY LINE OF CULVER ROAD SE AS SHOWN ON COUNTY ROAD NO. 849;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 44°45'04" EAST, A DISTANCE OF 1819.99 FEET TO THE EAST CORNER OF TRACT 2 AS SHOWN ON REEL 3066, PAGE 141, MARION COUNTY DEED RECORDS;

THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE MOST SOUTHEASTERLY LINE OF SAID TRACT 2, SOUTH 45°14'53" WEST, A DISTANCE OF 980.90 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID TRACT 2;

THENCE LEAVING SAID LINE AND ALONG THE MOST NORTHERLY SOUTH LINE OF SAID TRACT 2, NORTH 44°42'29" WEST, A DISTANCE OF 667.83 FEET TO THE MOST NORTHWESTERLY CORNER OF THAT TRACT CONVEYED TO M.F. BAKKE BUILDERS, AS RECORDED IN REEL 1621, PAGE 96, MARION COUNTY DEED RECORDS;

THENCE ALONG THE MOST NORTHWESTERLY LINE OF SAID TRACT, SOUTH 45°14'56" WEST, A DISTANCE OF 956.78 FEET TO THE INITIAL POINT.

CONTAINING 50.48 ACRES, MORE OR LESS.

PER ORS 92.070(2), I ALSO CERTIFY THAT THE REMAINING CORNER MONUMENTATION WITHIN THIS SUBDIVISION PLAT SHALL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF IMPROVEMENTS OR ONE YEAR FOLLOWING RECORDING OF THIS PLAT, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH ORS 92.060(5).

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 13, 1979
LEONARD SCHELSKY
1841

RENEWALS: 06-30-2022

SURVEYED FOR:
CITY OF SALEM

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503) 884-0552

SHEET 4 OF 4