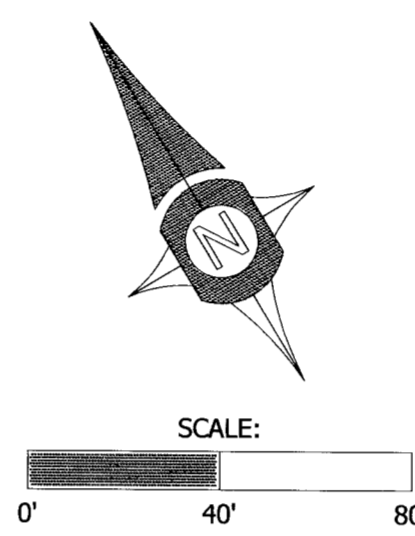
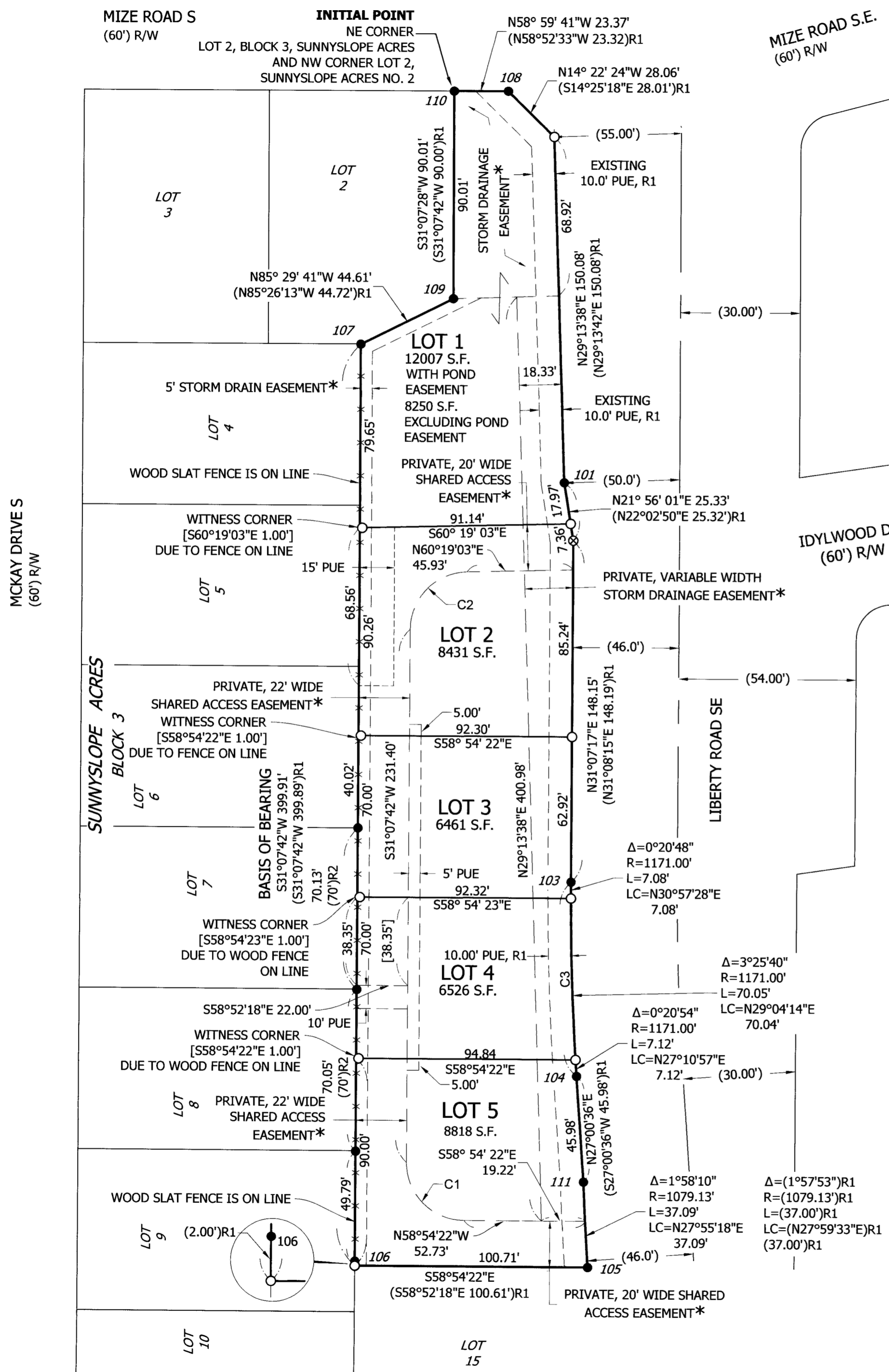


SUNNYSLOPE ACRES NO. 3
 A REPLAT OF LOT 2 OF, SUNNY SLOPE ACRES NO. 2
 IN THE NE 1/4 OF SECTION 9, T. 8 S., R. 3 W., W.M.
 CITY OF SALEM, MARION COUNTY, OREGON

JULY 18, 2018



MONUMENT TABLE	
POINT NO.	DESCRIPTION
101	5/8" IR, BOTP VOL. 45, PG 203
103	5/8" IR W/YPC "DEA INC.", BOTP VOL. 45, PG 203
104	5/8" IR W/YPC "DEA INC.", BOTP VOL. 45, PG 203
105	5/8" IR W/YPC "DEA INC.", BOTP VOL. 45, PG 203
106	5/8" IR W/YPC "DEA INC.", BOTP VOL. 45, PG 203
107	5/8" IR W/YPC "DEA INC.", BOTP VOL. 45, PG 203
108	5/8" IR, BOTP VOL. 45, PG 203
109	5/8" IR W/YPC "DEA INC.", BOTP VOL. 45, PG 203
110	1/2" IP, FLUSH, BOTP VOL. 45, PG 203
111	5/8" IR W/YPC "DEA INC.", BOTP VOL. 45, PG 203

CURVE TABLE					
CURVE #	DELTA	LENGTH	RADIUS	CHORD	CHORD LENGTH
C1	90°02'04"	39.28'	25.00'	S13°53'20"E	35.37'
C2	88°33'15"	38.64'	25.00'	S75°24'19"W	34.91'
C3	4°07'21"	84.25'	1171.00'	N29°04'11"E	84.24'
	(4°07'38")	(84.35')	(1171.00')	(S29°04'26"W)	(84.33')R1

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE LAND DESCRIBED AS LOT 2 OF "SUNNYSLOPE ACRES NO. 2", RECORDED IN MARION COUNTY BOOK OF TOWN PLATS AS VOLUME 45, PAGE 203. THE EXTERIOR BOUNDARY WAS RETRACED USING TIES TO MONUMENTS HELD ON SAID PLAT AND WAS ALSO USED TO ESTABLISH THE BASIS OF BEARINGS HERE. SEE CITY OF SALEM PLANNING APPROVAL SUB-ADJ-DAP17-12 FOR SPECIFICS REGARDING THE CONDITIONS OF APPROVAL ASSOCIATED WITH THIS LAND DIVISION.

LEGEND

- DENOTES A 5/8 IRON ROD PER VOL. 17, PAGE 36, BOOK OF TOWN PLATS, OR AS OTHERWISE NOTED IN THE MONUMENT TABLE
- DENOTES A SET MONUMENT, BEING A 5/8" BY 30" IRON ROD WITH A ORANGE PLASTIC CAP MARKED "UDELL ENG"
- ⊗ DENOTES A SET MONUMENT 5/8"x30" IRON ROD WITH ALUMINUM CAP "UDELL ENG"
- * DENOTES THAT THE EASEMENT IS BEING DEDICATED PER THIS PLAT AND BENEFITS ALL LOTS ON THIS PLAT
- FD FOUND
- BC BRASS CAP
- CL CENTERLINE
- MCSR MARION COUNTY SURVEY RECORD
- () R1 DATA OF RECORD PER MARION COUNTY PLAT VOL 45, PAGE 203, BOOK OF TOWN PLATS
- () R2 DATA OF RECORD PER MARION COUNTY PLAT VOL. 17, PAGE 36, BOOK OF TOWN PLATS
- [] CALCULATED DATA
- IR IRON ROD
- IP IRON PIPE
- BOTP BOOK OF TOWN PLATS
- VOL VOLUME
- PG PAGE
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET
- W/YPC WITH YELLOW PLASTIC CAP
- x—x— RECENTLY CONSTRUCTED 7" WOOD SLAT FENCE

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

 OREGON
 JUNE 12, 2013
 KYLE W. LATIMER
 #80442
 EXPIRES 12-31-2020



Udell
 ENGINEERING &
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 LEBANON, OREGON
 97355
 PH. (541) 451-5125
 FAX (541) 451-1366

SUNNYSLOPE ACRES NO. 3
A REPLAT OF LOT 2 OF, SUNNY SLOPE ACRES NO. 2
IN THE NE 1/4 OF SECTION 9, T. 8 S., R. 3 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

JULY 18, 2018

SURVEYOR'S CERTIFICATE

I, KYLE W. LATIMER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PER ORS 92 THE LAND AS REFERENCED HEREON, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

AN AREA OF LAND IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS LOT 2, SUNNYSLOPE ACRES NO. 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 1/2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER LOT 2, SUNNYSLOPE ACRES NO. 2; THENCE ALONG THE WEST LINE OF SAID LOT 2 FOR THE FOLLOWING THREE COURSES: SOUTH 31°07'28" WEST 90.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DEA INC."; THENCE NORTH 85°29'41" WEST 44.61 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DEA INC."; THENCE SOUTH 31°07'42" WEST 399.91 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "UDELL ENG"; THENCE ALONG THE SOUTH LINE OF SAID LOT 2, SOUTH 58°54'22" EAST 100.71 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DEA INC." ON THE WESTERLY RIGHT-OF-WAY OF LIBERTY ROAD SE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING SEVEN COURSES: THENCE ALONG A 1079.13 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 27°55'18" EAST 37.09 FEET) FOR 37.09 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "UDELL ENG"; THENCE NORTH 27°00'36" EAST 45.98 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DEA INC."; THENCE ALONG THE ARC OF A 1171.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 29°04'11" EAST 84.24 FEET) FOR 84.25 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DEA INC."; THENCE NORTH 31°07'17" EAST 148.15 FEET TO A 5/8 INCH IRON ROD WITH ALUMINUM CAP STAMPED "UDELL ENG"; THENCE NORTH 21°56'01" EAST 25.33 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 29°13'38" EAST 150.08 FEET TO A 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "UDELL ENG"; THENCE NORTH 14°22'24" WEST 28.06 FEET TO A 5/8 INCH IRON ROD AND THE SOUTHERLY RIGHT OF WAY OF MIZE ROAD SOUTH; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 58°59'41" WEST 23.37 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED AREA CONTAINS ± 42,244 S.F.

Kyle W. Latimer
KYLE W. LATIMER
PLS NO. 80442

PLAT NOTES

- DOCUMENTS DEFINING THE HOME OWNER'S ASSOCIATION AND THE COVENANTS, CONDITIONS, RESTRICTIONS AS WELL AS SPECIFICS REGARDING THE EASEMENTS CREATED HEREON ARE RECORDED AS MARION COUNTY RECORDS,

REEL 4187, PAGE 373

- THE IMPROVEMENT AGREEMENT ASSOCIATED WITH THIS PLAT IS RECORDED IN MARION COUNTY RECORDS, REEL 4090, PAGE 375 AS INSTRUMENT NO. 2018-00029006.

- NO LOTS SHALL TAKE ACCESS DIRECTLY FROM LIBERTY STREET SE EXCEPT THROUGH THE SHARED ACCESS EASEMENT ON LOT 2 FOR INGRESS ONLY AND THROUGH THE SHARED ACCESS EASEMENT ON LOT 5 FOR EGRESS ONLY.

- THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL RECORDED IN MARION COUNTY RECORDS AS REEL 4130, PAGE 299.

- ALL EASEMENTS GRANTED OR CONVEYED TO THE CITY BY THIS PLAT ARE TO BE GOVERNED BY THE TERMS AND CONDITIONS FOUND IN SRC 205.080

APPROVALS:

THE WITHIN PLAT IS HEREBY APPROVED AND DEDICATION ACCEPTED:

Lisa Anah Ozli 4/10/19
CITY PLANNING ADMINISTRATOR DATE
SUBDIVISION CASE NO. SUB-ADJ-DAP 17-12

John Galt 4-11-2019
CITY OF SALEM SURVEYOR DATE

TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID
PAID IN FULL TO 30 June 2019.

Tom Robbinsby 4/18/19
MARION COUNTY ASSESSOR DATE

Shea Weiner 4/18/19
MARION COUNTY TAX COLLECTOR DATE

STATE OF OREGON }
COUNTY OF MARION }SS

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORDING ON THIS 19th DAY OF April, 2019, AT 9:26 O'CLOCK AM AND RECORDED IN THE BOOK OF TOWN PLATS, VOLUME 1148, PAGE 38.
ALSO REFERENCED IN MARION COUNTY DEED RECORDS, REEL 4187, PAGE 372.

BILL BURGESS, MARION COUNTY CLERK

BY: *Jerry Malby*
DEPUTY COUNTY CLERK

Ki Curlew 4-18-19
CHAIRPERSON OR VICE-CHAIRPERSON DATE
MARION COUNTY BOARD OF COMMISSIONERS

OWNER'S DECLARATION:

KNOW ALL PERSONS THAT BRANDON AND WHITNEY FAHLMAN, BEING THE OWNER OF THE LAND AS DESCRIBED ABOVE SURVEYORS CERTIFICATE AND DESIRING OF THE SAID LAND TO BE SUBDIVIDED INTO LOTS, HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, THE NAME TO BE KNOWN AS SUNNYSLOPE ACRES NO. 3., AND HEREBY GRANT THE EASEMENTS DEPICTED ON PAGE 1.

BY: *Brandon Fahلمان*
BRANDON FAHLMAN,
OWNER

BY: *Whitney Fahلمان*
WHITNEY FAHLMAN,
OWNER

STATE OF OREGON)
COUNTY OF MARION)SS
ON THIS 29th DAY OF March, 2019, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, THE ABOVE NAMED BRANDON AND WHITNEY FAHLMAN, WHO ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

Shea Weiner
NOTARY SIGNATURE, STATE OF OREGON
PRINTED NAME

COMMISSION NUMBER 945308

MY COMMISSION EXPIRES 12-10-19

December 10 2019

* I, Shea Weiner, edited the expiration date on April 12, 2019 *

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kyle W. Latimer
OREGON
JUNE 12, 2013
KYLE W. LATIMER
#80442
EXPIRES 12-31-2020



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