

Size ID	Tax Year	Account ID	MTL	TF_MTL	Transaction	Voucher ID	Voucher Se	Recorded Date	Entry Date	Transaction Comment	Operation	Voucher Nc	Code	+/- Size	Size Type	Alternate Size
832138	2026	559356	072W32D001900	072W32D002000	984390	1092472	1	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	COMBINATION - FROM	COMBINAT	24010	-21344 S		0
832139	2026	559356	072W32D001900	072W32D002000	984390	1092472	1	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	COMBINATION - FROM	COMBINAT	24010	0.49 A		0
832140	2026	559356	072W32D001900	072W32D002000	984390	1092472	1	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	COMBINATION - FROM	COMBINAT	24010	-0.49 A		0
832141	2026	559353	072W32D002000		984390	1092476	2	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	COMBINATION - TO	COMBINAT	24010	0.49 A		0
832142	2026	613803	072W32DC00100	072W32D002000	984390	1092480	4	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	3157 S		0
832143	2026	613804	072W32DC00200	072W32D002000	984390	1092481	5	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	1500 S		0
832144	2026	613805	072W32DC00300	072W32D002000	984390	1092482	6	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	1875 S		0
832145	2026	613806	072W32DC00400	072W32D002000	984390	1092483	7	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	1875 S		0
832146	2026	613807	072W32DC00500	072W32D002000	984390	1092484	8	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	1500 S		0
832147	2026	613808	072W32DC00600	072W32D002000	984390	1092485	9	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	1875 S		0
832148	2026	613809	072W32DC00700	072W32D002000	984390	1092486	10	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	1875 S		0
832149	2026	613810	072W32DC00800	072W32D002000	984390	1092487	11	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	1500 S		0
832150	2026	613811	072W32DC00900	072W32D002000	984390	1092488	12	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	1875 S		0
832151	2026	613812	072W32DC01000	072W32D002000	984390	1092489	13	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	4000 S		0
832152	2026	613813	072W32DC01100	072W32D002000	984390	1092490	14	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	4000 S		0
832153	2026	613814	072W32DC01200	072W32D002000	984390	1092491	15	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	4000 S		0
832154	2026	613815	072W32DC01300	072W32D002000	984390	1092492	16	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	4000 S		0
832172	2026	613816	072W32DC01400	072W32D002000	984390	1092493	17	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	4006 S		0
832171	2026	613817	072W32DC01500	072W32D002000	984390	1092494	18	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	4075 S		0
832173	2026	613818	072W32DC01600	072W32D002000	984390	1092495	19	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	5583 S		0
832174	2026	613819	072W32DC01700	072W32D002000	984390	1092496	20	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	4087 S		0
832175	2026	613820	072W32DC01800	072W32D002000	984390	1092497	21	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	4061 S		0
832178	2026	613821	072W32DC01900	072W32D002000	984390	1092498	22	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	35458 S		0
832177	2026	613822	072W32DC02000	072W32D002000	984390	1092499	23	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	14368 S		0
832162	2026	613823	072W32DB12400	072W32D002000	984390	1092500	24	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	4000 S		0
832163	2026	613824	072W32DB12500	072W32D002000	984390	1092502	25	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	4174 S		0
832164	2026	613825	072W32DB12600	072W32D002000	984390	1092503	26	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	4072 S		0
832165	2026	613826	072W32DB12700	072W32D002000	984390	1092504	27	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	3974 S		0
832166	2026	613827	072W32DB12800	072W32D002000	984390	1092505	28	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	4744 S		0
832167	2026	613828	072W32DB12900	072W32D002000	984390	1092506	29	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	6666 S		0
832168	2026	613829	072W32DB13000	072W32D002000	984390	1092507	30	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - TO	CREATE FC	24010	4808 S		0
832169	2026	559353	072W32D002000		984390	1092508	3	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	SUBDIVISION PLAT - FROM	PARENT AC	24010	-3.15 A		0
832170	2026	559353	072W32D002000		984390	1092511	31	3/20/2026 10:10	4/29/2026 9:53	SUBDIVISION WITH COMBINATION AND R/W DEDICATION -CGV	DEDICATION	REMAININ	24010	-0.9 A		0

Marion County
2025 Real Property Assessment Report
 Account 559353

Map 072W32D002000
Code - Tax ID 24010 - 559353

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr SALEM GARDEN & FRUIT TRACTS
 Block - Lot - FR 18

Mailing CORVALLIS NEIGHBORHOOD HOUSING SERVICE I
 212 MAIN ST
 SPRINGFIELD OR 97477

Deed Reference # 2022-6036 (SOURCE ID:
 46130374)
Sales Date/Price 04-12-2022 / \$675,000
Appraiser DAVID WENRICK

Property Class 981 **MA SA NH**
RMV Class 000 14 00 000

Site	Situs Address	City
	5045 MACLEAY RD SE	SALEM

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
24010	Land	546,990	0	0	Land	0
	Impr	0	0	0	Impr	0
Code Area Total		546,990	0	0		0
Grand Total		546,990	0	0		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24010	2	<input checked="" type="checkbox"/>		RS	Residential	100	3.56 AC		546,990
Code Area Total							3.56 AC		546,990

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
Exemptions (RMV)									
<ul style="list-style-type: none"> ORS 307.555 - Property burdened by an affordable housing covenant used permanently for affordable owner-occupied housing 									
Notations									
<ul style="list-style-type: none"> Disqualified Farm/Forest Use ADDED 2023 23-24: 2.56 acres disq farm use, PAT LIAB \$8,246.04 									
Code Area 24010									
Tax Notations									
<ul style="list-style-type: none"> TAX NOTATION EST COLL 									

Comments 25-26: Updated Property Class 7.9.25 SR
 25-26: Tag; L3 12.23.24 GM
 25-26 Tag; L2 07.30.24 GM
 23-24: L4 08.25.23 GM
 LEVEL 4 C19 6.1.20 WV06

Marion County
2025 Real Property Assessment Report
 Account 559356

Map 072W32D001900
Code - Tax ID 24010 - 559356

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr SALEM GARDEN & FRUIT TRACTS
 Block - Lot - FR 18,19,20

Mailing CORVALLIS NEIGHBORHOOD HOUSING SERVICE I
 212 MAIN ST
 SPRINGFIELD OR 97477

Deed Reference # 2022-6036 (SOURCE ID:
 46130374)
Sales Date/Price 04-12-2022 / \$675,000
Appraiser DAVID WENRICK

Property Class 026 **MA SA NH**
RMV Class 100 14 00 000

Site	Situs Address	City
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		Value Summary				
Code Area		RMV	MAV	AV	RMV Exception	CPR %
24010	Land	167,600	0	0	Land	0
	Impr	0	0	0	Impr	0
Code Area Total		167,600	0	0		0
Grand Total		167,600	0	0		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
24010	1	<input checked="" type="checkbox"/>			Residential	113	21,344 SF		167,600
Code Area Total							21,344 SF		167,600

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
Exemptions (RMV)									
<ul style="list-style-type: none"> ■ ORS 307.555 - Property burdened by an affordable housing covenant used permanently for affordable owner-occupied housing 									
Notations									
<ul style="list-style-type: none"> ■ Disqualified Farm/Forest Use ADDED 2023 23-24: 0.49 acres disq farm use, PAT LIAB \$5,721.37 ■ POTENTIAL ADDITIONAL TAX LIABILITY ADDED 2024 ORS 307.555 (5) 									
Code Area 24010									
Tax Notations									
<ul style="list-style-type: none"> ■ TAX NOTATION EST COLL 									

Subdivision Balance

This worksheet is to be used for subdivisions which are recorded after January 1 and before July 1. These subdivisions are balanced values the first year of the subdivision. The child accounts will need to have MAV resets the second year.

If the subdivision is recorded after June 30 and before January 1 it will result in first year resets of value. This form is not needed for these subdivisions.

Section A: Parent Account Information

1. Enter the Real Market Values and MAV for the parent accounts below.

¹The Real Market Values come from the most recent certified year in Property Search

²For MAV use current year values from Property Search

***Do Not Include Current Year Exception. Exception will be applied after the Subdivision work is complete.**

Account #:	RMV ¹			MAV ²
	Land	OSD	Improvements	
559353	546,990			0
559356	167,600			0
Total:	<u>714,590</u>	<u>0</u>	<u>0</u>	<u>0</u>

A print of the appropriate Property Search reports showing the values used is required to accompany the Subdivision Balance when submitted to review/input

Section B: Number of Vacant and Improved Child Accounts

2. Enter the total number of child accounts as well and the number of child accounts without improvement or OSD values.

Number of Child Accounts Created³: 27

Number of Child Accounts **With** Improvement or OSD values⁴:

³This is the total number of child accounts created regardless of ownership or use after the subdivision is completed.

⁴Only include accounts which have RMV in addition to bare land value. This number will be the same or less than the number of child accounts created.

559356 combined into 559353 and canceled. RMV combined to balance amongst 27 child accounts. 559353 to be canceled. No MAV to balance since parent account/s are exempt and child accounts to remain exempt. RMV removed for three accounts that are common areas to be assessed with other.

Section C: Improved Child Account Information

3. Enter the account information for all child accounts with Improvement or OSD value in addition to the base land value. **Account # is required.**

Account #:	OSD	Improvements ⁵

⁵Use "Imp Calcs Wrksht" when improvements are not all moving to the same child account

Section D: Data Input Information

4. Indicated Subdivision Balance Values. All vacant lots will receive the Vacant Lots values. Individual lots with values in addition to vacant land will be listed individually following the Vacant Lot Values

Vacant Lots: (All vacant parcels will receive the following RMV and MAV)	
Land RMV	MAV
26,470	0

Lots With Additional Value: (Values come from Section C, above)				
Account #:	Land	RMV OSD	Improvements	MAV
		0	0	
		0	0	
		0	0	
		0	0	
		0	0	

	Starting	Ending		Difference
Land	714,590	714,690	Land Not Balanced	-100
OSD	0	0	OSD Balanced	
Improvements	0	0	Imps Balanced	
MAV	0	0	MAV Balanced	

Differences in land and MAV values may be due to rounding and must be reconciled. The appraiser will need to apportion the differences manually.

KK	5/13/2026	2026-27									072W32D002000	599353	To be canceled	
KK	5/13/2026	2026-27									072W32D001900	599356	To be canceled	
KK	5/13/2026	2026-27		026	100		3157			Balance	072W32DC001100	613803	0	26,460
KK	5/13/2026	2026-27		026	100		1500			Balance	072W32DC002200	613804	0	26,460
KK	5/13/2026	2026-27		026	100		1875			Balance	072W32DC003300	613805	0	26,460
KK	5/13/2026	2026-27		026	100		1875			Balance	072W32DC004400	613806	0	26,460
KK	5/13/2026	2026-27		026	100		1500			Balance	072W32DC005500	613807	0	26,460
KK	5/13/2026	2026-27		026	100		1875			Balance	072W32DC006600	613808	0	26,460
KK	5/13/2026	2026-27		026	100		1875			Balance	072W32DC007700	613809	0	26,460
KK	5/13/2026	2026-27		026	100		1500			Balance	072W32DC008800	613810	0	26,460
KK	5/13/2026	2026-27		026	100		1875			Balance	072W32DC009900	613811	0	26,460
KK	5/13/2026	2026-27		026	100		4000			Balance	072W32DC010000	613812	0	26,470
KK	5/13/2026	2026-27		026	100		4000			Balance	072W32DC011100	613813	0	26,470
KK	5/13/2026	2026-27		026	100		4000			Balance	072W32DC012200	613814	0	26,470
KK	5/13/2026	2026-27		026	100		4000			Balance	072W32DC013300	613815	0	26,470
KK	5/13/2026	2026-27		026	100		4006			Balance	072W32DC014400	613816	0	26,470
KK	5/13/2026	2026-27		026	100		4075			Balance	072W32DC015500	613817	0	26,470
KK	5/13/2026	2026-27		026	100		5583			Balance	072W32DC016600	613818	0	26,470
KK	5/13/2026	2026-27		026	100		4087			Balance	072W32DC017700	613819	0	26,470
KK	5/13/2026	2026-27		026	100		4061			Balance	072W32DC018800	613820	0	26,470
KK	5/13/2026	2026-27		096	100		35458		Private Open Space	Balance	072W32DC019900	613821	0	0
KK	5/13/2026	2026-27		096	100		14368		Water Quality Facility	Balance	072W32DC020000	613822	0	0
KK	5/13/2026	2026-27		026	100		4000			Balance	072W32DB124000	613823	0	26,470
KK	5/13/2026	2026-27		026	100		4174			Balance	072W32DB125000	613824	0	26,470
KK	5/13/2026	2026-27		026	100		4072			Balance	072W32DB126000	613825	0	26,470
KK	5/13/2026	2026-27		026	100		3974			Balance	072W32DB127000	613826	0	26,460
KK	5/13/2026	2026-27		026	100		4744			Balance	072W32DB128000	613827	0	26,470
KK	5/13/2026	2026-27		026	100		6666			Balance	072W32DB129000	613828	0	26,470
KK	5/13/2026	2026-27		096	100		4808		Private Street	Balance	072W32DB130000	613829	0	0

LITTLE PUDDING MEADOWS

A REPLAT OF PORTIONS OF LOTS 18, 19 AND 20 "SALEM GARDEN AND FRUIT TRACTS", LOCATED IN THE S.E. AND S.W. ONE-QUARTER OF SECTION 32, T.7S., R.2W., W.M. CITY OF SALEM, MARION COUNTY, OREGON AUGUST 18, 2025

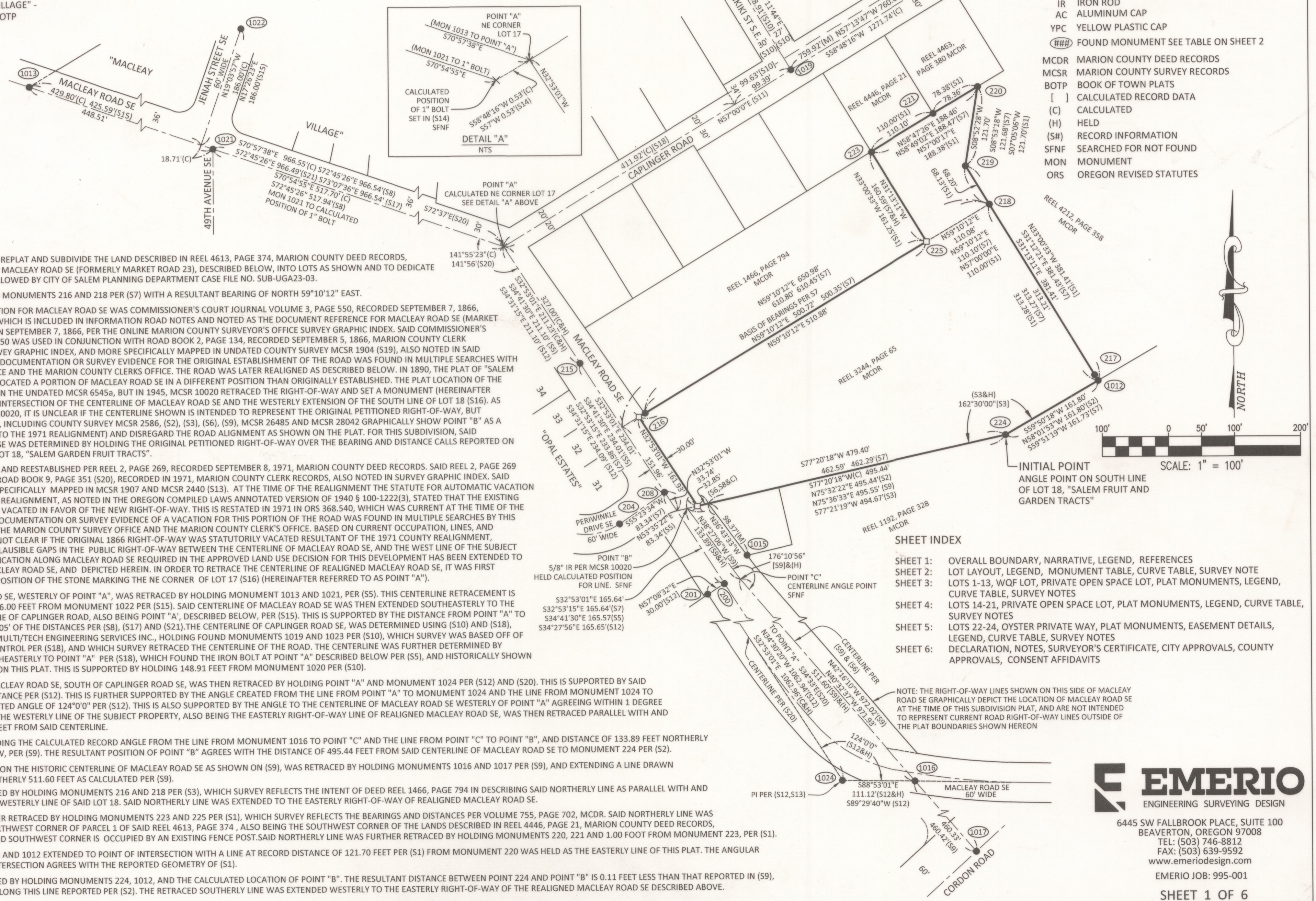
SUBDIVISION CASE NO. SUB-UGA23-03

- REFERENCES (S1) MCSR 37469 (S2) MCSR 27915 (S3) MCSR 13907 (S4) MCSR 15668 (S5) PLAT OF "OPAL ESTATES" - VOLUME 46, PAGE 05 BOTP (S6) MCSR 30263 (S7) MCSR 39703 (S8) MCSR 33944 (S9) MCSR 27379 (S10) PLAT OF "EVERGREEN VILLAGE" - VOLUME 44, PAGE 56 BOTP (S11) MCSR 30508 (S12) MCSR 39727 (S13) MCSR 2440 (S14) MCSR 11853

- (S15) PLAT OF "MACLEAY VILLAGE" - VOLUME 45, PAGE 30 BOTP (S16) PLAT OF "SALEM GARDEN AND FRUIT TRACTS" - VOLUME 02, PAGE 62 BOTP (S17) MCSR 27398 (S18) MCSR 34828 (S19) MCSR 1904 (S20) ROAD BOOK 9, PAGE 351 (S21) MCSR 36757

REGISTERED PROFESSIONAL LAND SURVEYOR Nicole Allen OREGON MARCH 9, 2021 NICOLE ALLEN 84893PLS EXPIRES 12-31-27

- LEGEND ● FOUND MONUMENT AS NOTED IN MONUMENT REFERENCE TABLE ON SHEET 2 □ SET 5/8" X 30" LONG IR WITH YPC MARKED "EMERIO DESIGN" ON 11/07/25 ⚡ SET 5/8" X 30" LONG IR WITH AC MARKED "EMERIO DESIGN" ON 8/18/25 AND 11/04/25 IR IRON ROD AC ALUMINUM CAP YPC YELLOW PLASTIC CAP (###) FOUND MONUMENT SEE TABLE ON SHEET 2 MCDR MARION COUNTY DEED RECORDS MCSR MARION COUNTY SURVEY RECORDS BOTP BOOK OF TOWN PLATS [] CALCULATED RECORD DATA (C) CALCULATED (H) HELD (#H) RECORD INFORMATION SFNF SEARCHED FOR NOT FOUND MON MONUMENT ORS OREGON REVISED STATUTES



NARRATIVE THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE THE LAND DESCRIBED IN REEL 4613, PAGE 374, MARION COUNTY DEED RECORDS, TOGETHER WITH THAT PORTION OF MACLEAY ROAD SE (FORMERLY MARKET ROAD 23), DESCRIBED BELOW, INTO LOTS AS SHOWN AND TO DEDICATE RIGHT-OF-WAY TO THE PUBLIC AS ALLOWED BY CITY OF SALEM PLANNING DEPARTMENT CASE FILE NO. SUB-UGA23-03. THE BASIS OF BEARINGS IS PER HELD MONUMENTS 216 AND 218 PER (S7) WITH A RESULTANT BEARING OF NORTH 59°10'12" EAST. THE EARLIEST FOUND DOCUMENTATION FOR MACLEAY ROAD SE WAS COMMISSIONER'S COURT JOURNAL VOLUME 3, PAGE 550, RECORDED SEPTEMBER 7, 1866, MARION COUNTY CLERK RECORDS, WHICH IS INCLUDED IN INFORMATION ROAD NOTES AND NOTED AS THE DOCUMENT REFERENCE FOR MACLEAY ROAD SE (MARKET ROAD 23) ROAD ESTABLISHMENT, ON SEPTEMBER 7, 1866, PER THE ONLINE MARION COUNTY SURVEYOR'S OFFICE SURVEY GRAPHIC INDEX. SAID COMMISSIONER'S COURT JOURNAL VOLUME 3, PAGE 550 WAS USED IN CONJUNCTION WITH ROAD BOOK 2, PAGE 134, RECORDED SEPTEMBER 5, 1866, MARION COUNTY CLERK RECORDS, ALSO NOTED IN SAID SURVEY GRAPHIC INDEX, AND MORE SPECIFICALLY MAPPED IN UNDATED COUNTY SURVEY MCSR 1904 (S19), ALSO NOTED IN SAID SURVEY GRAPHIC INDEX. NO OTHER DOCUMENTATION OR SURVEY EVIDENCE FOR THE ORIGINAL ESTABLISHMENT OF THE ROAD WAS FOUND IN MULTIPLE SEARCHES WITH THE MARION COUNTY SURVEY OFFICE AND THE MARION COUNTY CLERK'S OFFICE. THE ROAD WAS LATER REALIGNED AS DESCRIBED BELOW. IN 1890, THE PLAT OF "SALEM GARDEN AND FRUIT TRACTS" (S16) LOCATED A PORTION OF MACLEAY ROAD SE IN A DIFFERENT POSITION THAN ORIGINALLY ESTABLISHED. THE PLAT LOCATION OF THE RIGHT-OF-WAY WAS PERPETUATED IN THE UNDATED MCSR 6545a, BUT IN 1945, MCSR 10020 RETRACED THE RIGHT-OF-WAY AND SET A MONUMENT (HEREINAFTER REFERRED TO AS POINT "B") AT THE INTERSECTION OF THE CENTERLINE OF MACLEAY ROAD SE AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 (S16). AS THERE IS NO NARRATIVE ON MCSR 10020, IT IS UNCLEAR IF THE CENTERLINE OF THE ROAD IS INTENDED TO REPRESENT THE ORIGINAL PETITIONED RIGHT-OF-WAY, BUT SUBSEQUENT SURVEYS IN THE AREA, INCLUDING COUNTY SURVEY MCSR 2586, (S2), (S3), (S6), (S9), MCSR 26485 AND MCSR 28042 GRAPHICALLY SHOW POINT "B" AS A POINT ON THE CENTERLINE, (PRIOR TO THE 1971 REALIGNMENT) AND DISREGARD THE ROAD ALIGNMENT AS SHOWN ON THE PLAT. FOR THIS SUBDIVISION, SAID RIGHT-OF-WAY OF MACLEAY ROAD SE WAS DETERMINED BY HOLDING THE ORIGINAL PETITIONED RIGHT-OF-WAY OVER THE BEARING AND DISTANCE CALLS REPORTED ON THE PLAT FOR THE SOUTH LINE OF LOT 18, "SALEM GARDEN FRUIT TRACTS". MACLEAY ROAD SE WAS REALIGNED AND REESTABLISHED PER REEL 2, PAGE 269, RECORDED SEPTEMBER 8, 1971, MARION COUNTY DEED RECORDS. SAID REEL 2, PAGE 269 WAS USED IN CONJUNCTION WITH ROAD BOOK 9, PAGE 351 (S20), RECORDED IN 1971, MARION COUNTY CLERK RECORDS, ALSO NOTED IN SURVEY GRAPHIC INDEX. SAID ROAD BOOK 9, PAGE 351 IS MORE SPECIFICALLY MAPPED IN MCSR 1907 AND MCSR 2440 (S13). AT THE TIME OF THE REALIGNMENT THE STATUTE FOR AUTOMATIC VACATION OF AN EXISTING ROADWAY DUE TO REALIGNMENT, AS NOTED IN THE OREGON COMPILLED LAWS ANNOTATED VERSION OF 1940 § 100-1222(3), STATED THAT THE EXISTING RIGHT-OF-WAY WOULD HAVE BEEN VACATED IN FAVOR OF THE NEW RIGHT-OF-WAY. THIS IS RESTATED IN 1971 IN ORS 368.540, WHICH WAS CURRENT AT THE TIME OF THE REALIGNMENT. NOTE, NO OTHER DOCUMENTATION OR SURVEY EVIDENCE OF A VACATION FOR THIS PORTION OF THE ROAD WAS FOUND IN MULTIPLE SEARCHES BY THIS SURVEYOR WHEN WORKING WITH THE MARION COUNTY SURVEY OFFICE AND THE MARION COUNTY CLERK'S OFFICE. BASED ON CURRENT OCCUPATION, LINES, AND INCOMPLETE ROAD RECORDS, IT IS NOT CLEAR IF THE ORIGINAL 1866 RIGHT-OF-WAY WAS STATUTORILY VACATED RESULTANT OF THE 1971 COUNTY REALIGNMENT, DESCRIBED ABOVE. TO ELIMINATE PLAUSIBLE GAPS IN THE PUBLIC RIGHT-OF-WAY BETWEEN THE CENTERLINE OF MACLEAY ROAD SE, AND THE WEST LINE OF THE SUBJECT PROPERTY, THE RIGHT-OF-WAY DEDICATION ALONG MACLEAY ROAD SE REQUIRED IN THE APPROVED LAND USE DECISION FOR THIS DEVELOPMENT HAS BEEN EXTENDED TO THE RETRACED CENTERLINE OF MACLEAY ROAD SE, AND DEPICTED HEREIN. IN ORDER TO RETRACE THE CENTERLINE OF REALIGNED MACLEAY ROAD SE, IT WAS FIRST NECESSARY TO RECONSTRUCT THE POSITION OF THE STONE MARKING THE NE CORNER OF LOT 17 (S16) (HEREINAFTER REFERRED TO AS POINT "A"). THE CENTERLINE OF MACLEAY ROAD SE, WESTERLY OF POINT "A", WAS RETRACED BY HOLDING MONUMENT 1013 AND 1021, PER (S5). THIS CENTERLINE RETRACEMENT IS ALSO SUPPORTED BY HOLDING A 186.00 FEET FROM MONUMENT 1022 PER (S15). SAID CENTERLINE OF MACLEAY ROAD SE WAS THEN EXTENDED SOUTHEASTERLY TO THE INTERSECTION WITH THE CENTERLINE OF CAPLINGER ROAD, ALSO BEING POINT "A", DESCRIBED BELOW, PER (S15). THIS IS SUPPORTED BY THE DISTANCE FROM POINT "A" TO MONUMENT 1013 BEING WITHIN 0.05' OF THE DISTANCES PER (S8), (S17) AND (S21). THE CENTERLINE OF CAPLINGER ROAD SE, WAS DETERMINED USING (S10) AND (S18), HAVING BOTH BEEN SURVEYED BY MULTI/TECH ENGINEERING SERVICES INC., HOLDING FOUND MONUMENTS 1019 AND 1023 PER (S10), WHICH SURVEY WAS FURTHER DETERMINED BY EXTENDING SAID CENTERLINE SOUTHEASTERLY TO POINT "A" PER (S18), WHICH FOUND THE IRON BOLT AT POINT "A" DESCRIBED BELOW PER (S5), AND HISTORICALLY SHOWN IN MCSR INCLUDING (S18) SHOWN ON THIS PLAT. THIS IS SUPPORTED BY HOLDING 148.91 FEET FROM MONUMENT 1020 PER (S10). THE CENTERLINE OF REALIGNED MACLEAY ROAD SE, SOUTH OF CAPLINGER ROAD SE, WAS THEN RETRACED BY HOLDING POINT "A" AND MONUMENT 1024 PER (S12) AND (S20). THIS IS SUPPORTED BY SAID DISTANCE AGREEING WITH THE DISTANCE PER (S12). THIS IS FURTHER SUPPORTED BY THE ANGLE CREATED FROM THE LINE FROM POINT "A" TO MONUMENT 1024 AND THE LINE FROM MONUMENT 1024 TO 1016 AGREEING WITH THE CALCULATED ANGLE OF 124°0'0" PER (S12). THIS IS ALSO SUPPORTED BY THE ANGLE TO THE CENTERLINE OF MACLEAY ROAD SE WESTERLY OF POINT "A" AGREEING WITHIN 1 DEGREE WITH THE SAME ANGLE PER (S20). THE WESTERLY LINE OF THE SUBJECT PROPERTY, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF REALIGNED MACLEAY ROAD SE, WAS THEN RETRACED PARALLEL WITH AND RECORD (S20) DISTANCE OF 30.00 FEET FROM SAID CENTERLINE. POINT "B" WAS RETRACED BY HOLDING THE CALCULATED RECORD ANGLE FROM THE LINE FROM MONUMENT 1016 TO POINT "C" AND THE LINE FROM POINT "C" TO POINT "B", AND DISTANCE OF 133.89 FEET NORTHERLY FROM POINT "C", DESCRIBED BELOW, PER (S9). THE RESULTANT POSITION OF POINT "B" AGREES WITH THE DISTANCE OF 495.44 FEET FROM SAID CENTERLINE OF MACLEAY ROAD SE TO MONUMENT 224 PER (S2). POINT "C", BEING AN ANGLE POINT ON THE HISTORIC CENTERLINE OF MACLEAY ROAD SE AS SHOWN ON (S9), WAS RETRACED BY HOLDING MONUMENTS 1016 AND 1017 PER (S9), AND EXTENDING A LINE DRAWN BETWEEN SAID MONUMENTS NORTHERLY 511.60 FEET AS CALCULATED PER (S9). THE NORTHERLY LINE WAS RETRACED BY HOLDING MONUMENTS 216 AND 218 PER (S3), WHICH SURVEY REFLECTS THE INTENT OF DEED REEL 1466, PAGE 794 IN DESCRIBING SAID NORTHERLY LINE AS PARALLEL WITH AND 33 FEET SOUTHERLY OF THE NORTHWESTERLY LINE OF SAID LOT 18. SAID NORTHERLY LINE WAS EXTENDED TO THE EASTERLY RIGHT-OF-WAY OF REALIGNED MACLEAY ROAD SE. SAID NORTHERLY LINE WAS FURTHER RETRACED BY HOLDING MONUMENTS 223 AND 225 PER (S1), WHICH SURVEY REFLECTS THE BEARINGS AND DISTANCES PER VOLUME 755, PAGE 702, MCDR. SAID NORTHERLY LINE WAS EXTENDED NORTHERLY TO THE NORTHWEST CORNER OF PARCEL 1 OF SAID REEL 4613, PAGE 374, ALSO BEING THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN REEL 4446, PAGE 21, MARION COUNTY DEED RECORDS, AS DESCRIBED BELOW, PER (S1). SAID SOUTHWEST CORNER IS OCCUPIED BY AN EXISTING FENCE POST. SAID NORTHERLY LINE WAS FURTHER RETRACED BY HOLDING MONUMENTS 220, 221 AND 1.00 FOOT FROM MONUMENT 223, PER (S1). A LINE BETWEEN MONUMENTS 218 AND 1012 EXTENDED TO POINT OF INTERSECTION WITH A LINE AT RECORD DISTANCE OF 121.70 FEET PER (S1) FROM MONUMENT 220 WAS HELD AS THE EASTERLY LINE OF THIS PLAT. THE ANGULAR RELATIONSHIP AT THE POINT OF INTERSECTION AGREES WITH THE REPORTED GEOMETRY OF (S1). THE SOUTHERLY LINE WAS RETRACED BY HOLDING MONUMENTS 224, 1012, AND THE CALCULATED LOCATION OF POINT "B". THE RESULTANT DISTANCE BETWEEN POINT 224 AND POINT "B" IS 0.11 FEET LESS THAN THAT REPORTED IN (S9), BUT AGREES WITH THE DISTANCE ALONG THIS LINE REPORTED PER (S2). THE RETRACED SOUTHERLY LINE WAS EXTENDED WESTERLY TO THE EASTERLY RIGHT-OF-WAY OF THE REALIGNED MACLEAY ROAD SE DESCRIBED ABOVE.

SHEET INDEX

- SHEET 1: OVERALL BOUNDARY, NARRATIVE, LEGEND, REFERENCES
SHEET 2: LOT LAYOUT, LEGEND, MONUMENT TABLE, CURVE TABLE, SURVEY NOTE
SHEET 3: LOTS 1-13, WQF LOT, PRIVATE OPEN SPACE LOT, PLAT MONUMENTS, LEGEND, CURVE TABLE, SURVEY NOTES
SHEET 4: LOTS 14-21, PRIVATE OPEN SPACE LOT, PLAT MONUMENTS, LEGEND, CURVE TABLE, SURVEY NOTES
SHEET 5: LOTS 22-24, OYSTER PRIVATE WAY, PLAT MONUMENTS, EASEMENT DETAILS, LEGEND, CURVE TABLE, SURVEY NOTES
SHEET 6: DECLARATION, NOTES, SURVEYOR'S CERTIFICATE, CITY APPROVALS, COUNTY APPROVALS, CONSENT AFFIDAVITS

EMERIO ENGINEERING SURVEYING DESIGN 6445 SW FALLBROOK PLACE, SUITE 100 BEAVERTON, OREGON 97008 TEL: (503) 746-8812 FAX: (503) 639-9592 www.emeriodesign.com EMERIO JOB: 995-001 SHEET 1 OF 6

H49-75

LITTLE PUDDING MEADOWS

A REPLAT OF PORTIONS OF LOTS 18, 19 AND 20 "SALEM GARDEN AND FRUIT TRACTS",
 LOCATED IN THE S.E. AND S.W. ONE-QUARTER OF SECTION 32, T.7S., R.2W., W.M.
 CITY OF SALEM, MARION COUNTY, OREGON
 AUGUST 18, 2025

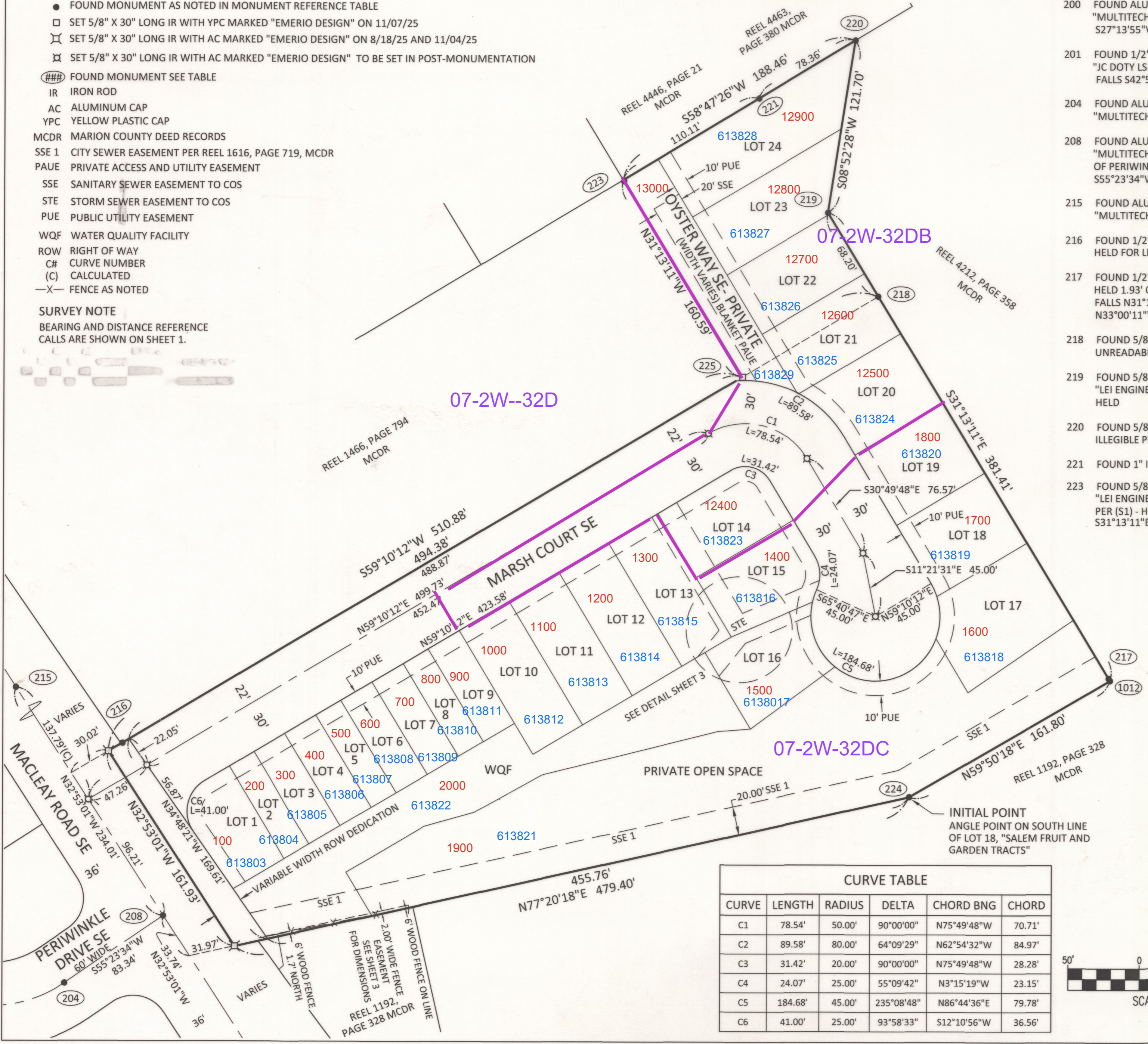
SUBDIVISION CASE NO. SUB-UGA23-03

- LEGEND**
- FOUND MONUMENT AS NOTED IN MONUMENT REFERENCE TABLE
 - SET 5/8" X 30" LONG IR WITH YPC MARKED "EMERIO DESIGN" ON 11/07/25
 - ⊠ SET 5/8" X 30" LONG IR WITH AC MARKED "EMERIO DESIGN" ON 8/18/25 AND 11/04/25
 - ⊞ SET 5/8" X 30" LONG IR WITH AC MARKED "EMERIO DESIGN" TO BE SET IN POST-MONUMENTATION
 - ### FOUND MONUMENT SEE TABLE
 - IR IRON ROD
 - AC ALUMINUM CAP
 - YPC YELLOW PLASTIC CAP
 - MCDR MARION COUNTY DEED RECORDS
 - SSE 1 CITY SEWER EASEMENT PER REEL 1616, PAGE 719, MCDR
 - PAUE PRIVATE ACCESS AND UTILITY EASEMENT
 - SSE SANITARY SEWER EASEMENT TO COS
 - STE STORM SEWER EASEMENT TO COS
 - PUE PUBLIC UTILITY EASEMENT
 - WQF WATER QUALITY FACILITY
 - ROW RIGHT OF WAY
 - C# CURVE NUMBER
 - (C) CALCULATED
 - X- FENCE AS NOTED

SURVEY NOTE
 BEARING AND DISTANCE REFERENCE
 CALLS ARE SHOWN ON SHEET 1.

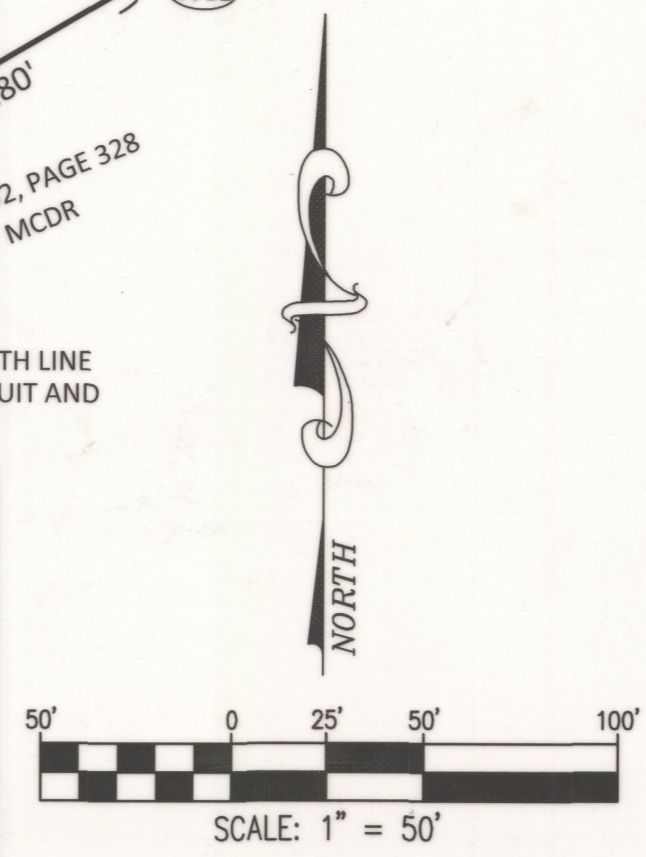
MONUMENT TABLE ###

- 200 FOUND ALUMINUM CAP MARKED "MULTITECH ENG" PER (S5) - FALLS S27°13'55"W 0.43', S55°43'39"W 0.52'(S12)
- 201 FOUND 1/2" IRON PIPE WITH YPC MARKED "JC DOTY LS1029" PER (S8) - FALLS S42°56'40"W 0.26', S54°28'27"W 0.32'(S12)
- 204 FOUND ALUMINUM CAP MARKED "MULTITECH ENG" PER (S5) - HELD
- 208 FOUND ALUMINUM CAP MARKED "MULTITECH ENG" PER (S5) - HELD FOR CENTERLINE OF PERIWINKLE DRIVE SE S55°23'34"W 0.20', WEST 0.41'(S12)
- 215 FOUND ALUMINUM CAP MARKED "MULTITECH ENG" PER (S5) - HELD
- 216 FOUND 1/2" IRON PIPE PER (S3) - DOWN 0.3' - HELD FOR LINE, FALLS N59°10'12"E 1.07'
- 217 FOUND 1/2" IRON PIPE UP 0.2' - HELD 1.93' OFFSET ON LINE PER (S2), FALLS N31°13'11"W 1.93' N33°00'11"W 1.93'(S2)
- 218 FOUND 5/8" IRON ROD W/YPC UNREADABLE PER (S1) - ON LINE
- 219 FOUND 5/8" IRON ROD WITH YPC MARKED "LEI ENGINEERING & SURVEYING" PER (S1) - HELD
- 220 FOUND 5/8" IRON ROD WITH BROKEN YPC ILLEGIBLE PER (S1) - HELD
- 221 FOUND 1" IRON PIPE PER (S2) - ON LINE
- 223 FOUND 5/8" IRON ROD WITH YPC MARKED "LEI ENGINEERING & SURVEYING" PER (S1) - HELD AS 1.00' OFFSET, FALLS S31°13'11"E 1.00' DUE TO FENCE POST
- 224 FOUND 3/4" IRON PIPE DOWN 0.1' REFERENCED IN (S3) NO RECORD FOUND HELD FOR ANGLE POINT IN SOUTH LINE
- 225 FOUND 5/8" IRON ROD WITH YPC MARKED "EMERIO DESIGN" PER (S7) - HELD DESTROYED BY RECENT CONSTRUCTION RESET AS SHOWN
- 1012 FOUND 1" IRON PIPE FLUSH PER (S2) - HELD
- 1013 FOUND 2 1/2" BRASS DISK IN MONUMENT BOX DOWN 1.2' WITH PUNCH MARKED "MARION T7S R2W DLC 75" PER (S5) - HELD
- 1015 FOUND 1/2" IRON PIPE DOWN 0.3' PER (S6) - HELD
- 1016 FOUND RAILROAD SPIKE DOWN 0.5' PER (S13) - HELD
- 1017 FOUND 3 1/2" BRASS DISK IN MONUMENT BOX DOWN 1.5' WITH PUNCH MARKED "MARION COUNTY T7S R2W PT MR 23" - HELD
- 1019 FOUND ALUMINUM CAP MARKED "MULTITECH ENG" PER (S10) - HELD
- 1020 FOUND ALUMINUM CAP MARKED "MULTITECH ENG" PER (S10) - HELD
- 1021 FOUND ALUMINUM CAP MARKED "MULTITECH ENG" PER (S5) - HELD
- 1022 FOUND ALUMINUM CAP MARKED "MULTITECH ENG" PER (S15) - HELD
- 1023 FOUND ALUMINUM CAP MARKED "MULTITECH ENG" PER (S10) - HELD
- 1024 FOUND 1/2" IRON PIPE DOWN 2.85' PER (S13) - HELD



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG	CHORD
C1	78.54'	50.00'	90°00'00"	N75°49'48"W	70.71'
C2	89.58'	80.00'	64°09'29"	N62°54'32"W	84.97'
C3	31.42'	20.00'	90°00'00"	N75°49'48"W	28.28'
C4	24.07'	25.00'	55°09'42"	N3°15'19"W	23.15'
C5	184.68'	45.00'	235°08'48"	N86°44'36"E	79.78'
C6	41.00'	25.00'	93°58'33"	S12°10'56"W	36.56'



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Nicole Allen
 OREGON
 MARCH 9, 2021
 NICOLE ALLEN
 84893PLS
 EXPIRES 12-31-27

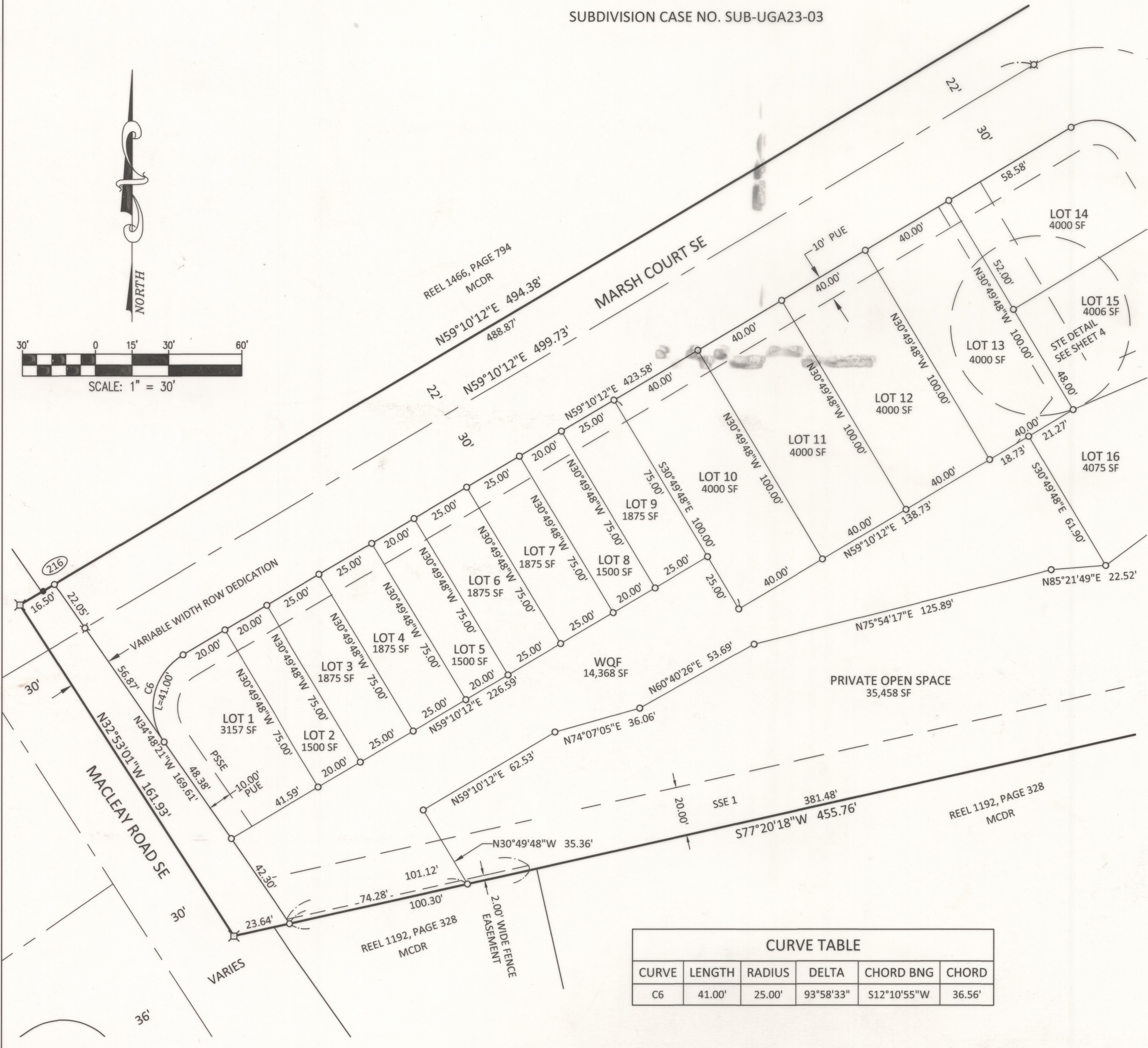
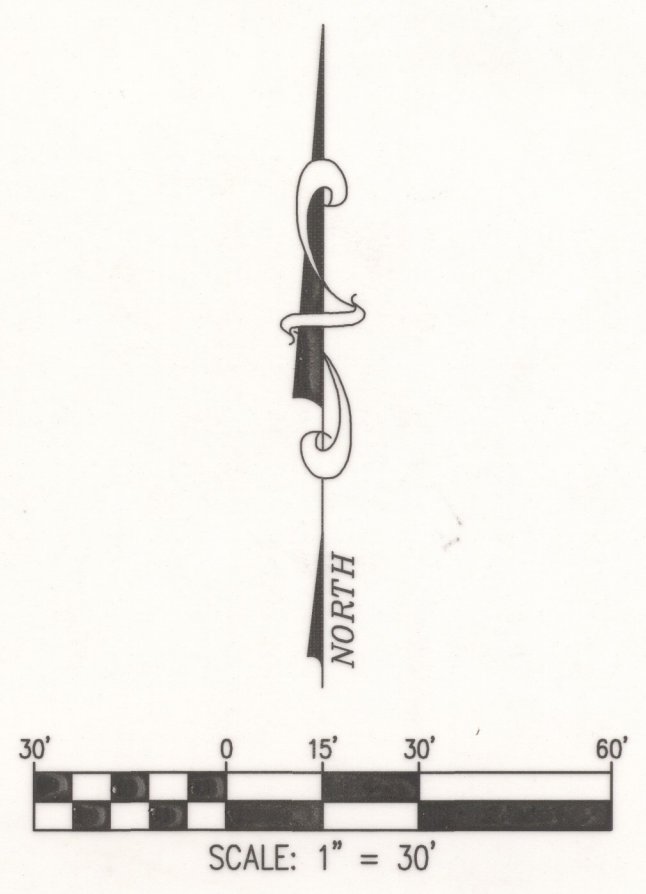
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 SHEET 2 OF 6

H49-75

LITTLE PUDDING MEADOWS

A REPLAT OF PORTIONS OF LOTS 18, 19 AND 20 "SALEM GARDEN AND FRUIT TRACTS",
 LOCATED IN THE S.E. AND S.W. ONE-QUARTER OF SECTION 32, T.7S., R.2W., W.M.
 CITY OF SALEM, MARION COUNTY, OREGON
 AUGUST 18, 2025

SUBDIVISION CASE NO. SUB-UGA23-03



LEGEND

- FOUND MONUMENT AS NOTED IN MONUMENT REFERENCE TABLE ON SHEET 2
- ⊠ SET 5/8" X 30" LONG IR WITH AC MARKED "EMERIO DESIGN" ON 8/18/25 AND 11/04/25
- SET 5/8" X 30" LONG IR WITH YPC MARKED "EMERIO DESIGN" TO BE SET IN POST-MONUMENTATION
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- ### FOUND MONUMENT SEE TABLE ON SHEET 2
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- YPC YELLOW PLASTIC CAP
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- STE STORM SEWER EASEMENT TO COS
- PUE PUBLIC UTILITY EASEMENT
- WQF WATER QUALITY FACILITY
- ROW RIGHT OF WAY
- C# CURVE NUMBER
- SF SQUARE FEET

SURVEY NOTES

- 1) BEARING AND DISTANCE REFERENCE CALLS ARE SHOWN ON SHEET 1.
- 2) FENCES ARE SHOWN ON SHEET 2.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG	CHORD
C6	41.00'	25.00'	93°58'33"	S12°10'55"W	36.56'

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559356 combined into 559353 and canceled. 559353 subdivided into 27 child accounts and canceled. Combined RMV distributed amongst child accounts. No MAV to balance since parent account/s are exempt and child accounts to remain exempt. RMV removed for three

H49-75

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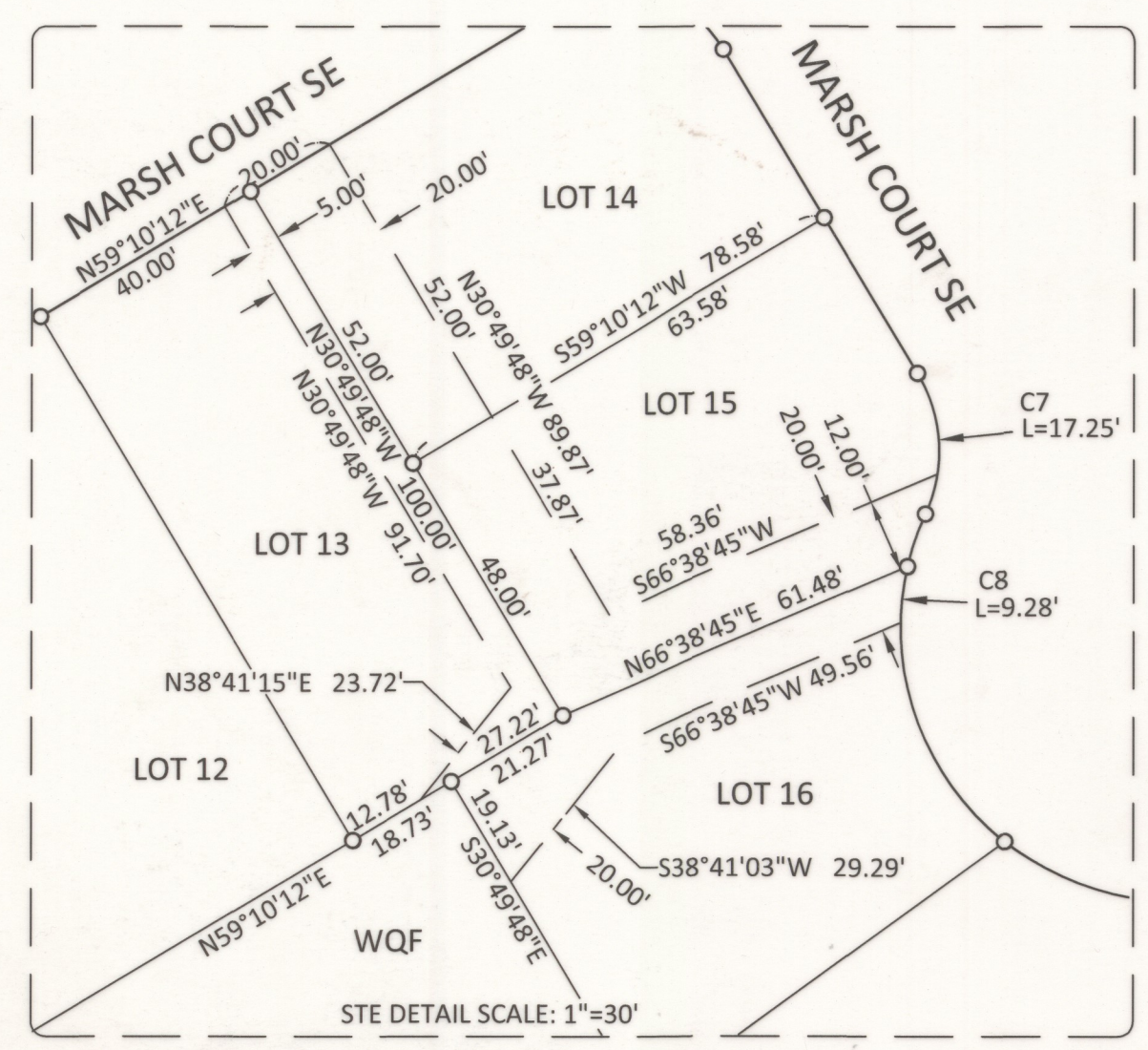
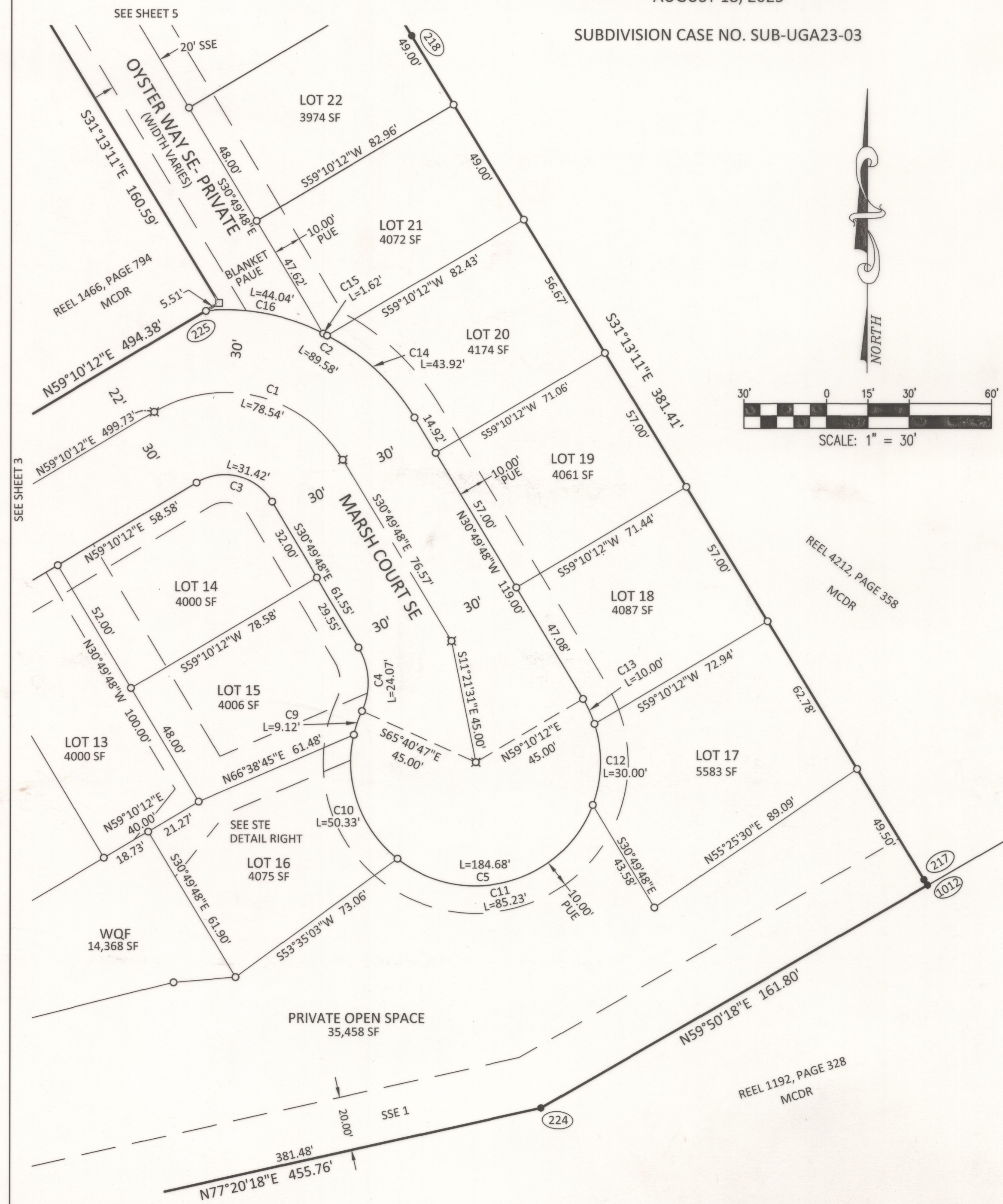
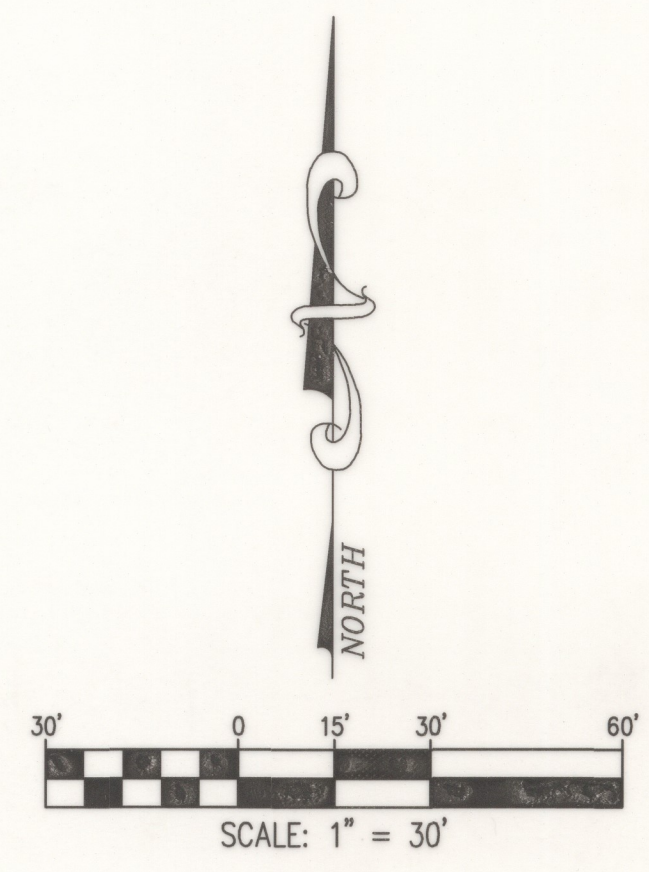
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- COS CITY OF SALEM
- PAUE PRIVATE ACCESS AND UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT TO COS
- SSE1 SANITARY SEWER EASEMENT TO COS
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C7	17.25'	25.00'	39°32'04"	N11°04'17"W	16.91'
C8	9.28'	45.00'	11°48'40"	N6°47'51"E	9.26'
C9	9.12'	45.00'	11°36'23"	S18°30'57"W	9.10'
C10	50.33'	45.00'	64°05'10"	S19°20'10"E	47.75'
C11	85.23'	45.00'	108°31'05"	N74°22'00"E	73.05'
C12	30.00'	45.00'	38°12'02"	N1°00'18"E	29.45'
C13	10.00'	45.00'	12°43'59"	N24°26'42"W	9.98'
C14	43.92'	80.00'	31°27'20"	N46°33'28"W	43.37'
C15	1.62'	80.00'	1°09'52"	N62°52'04"W	1.62'
C16	44.04'	80.00'	31°32'17"	N79°13'08"W	43.48'

SURVEY NOTES

- 1) BEARING AND DISTANCE REFERENCE CALLS ARE SHOWN ON SHEET 1.
- 2) FENCES ARE SHOWN ON SHEET 2.



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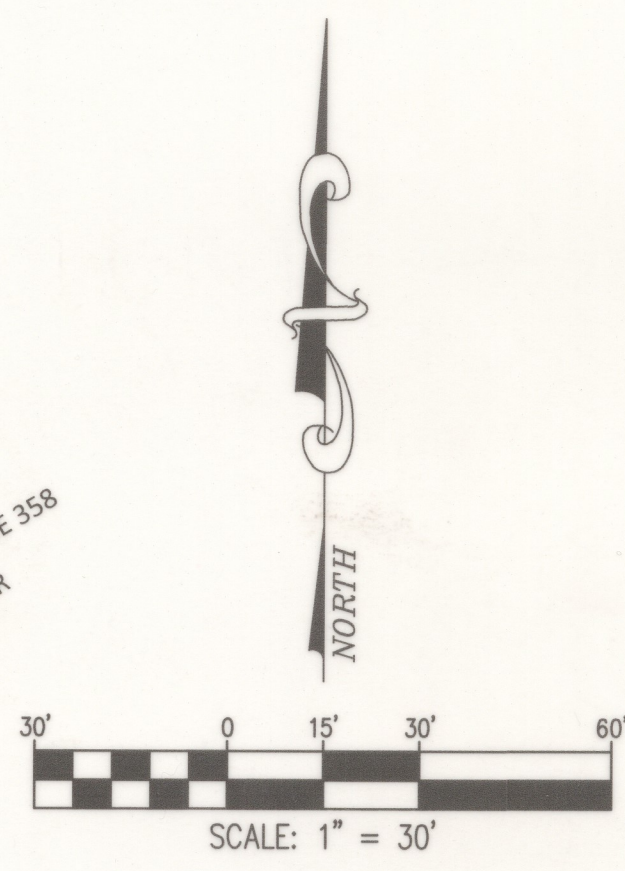
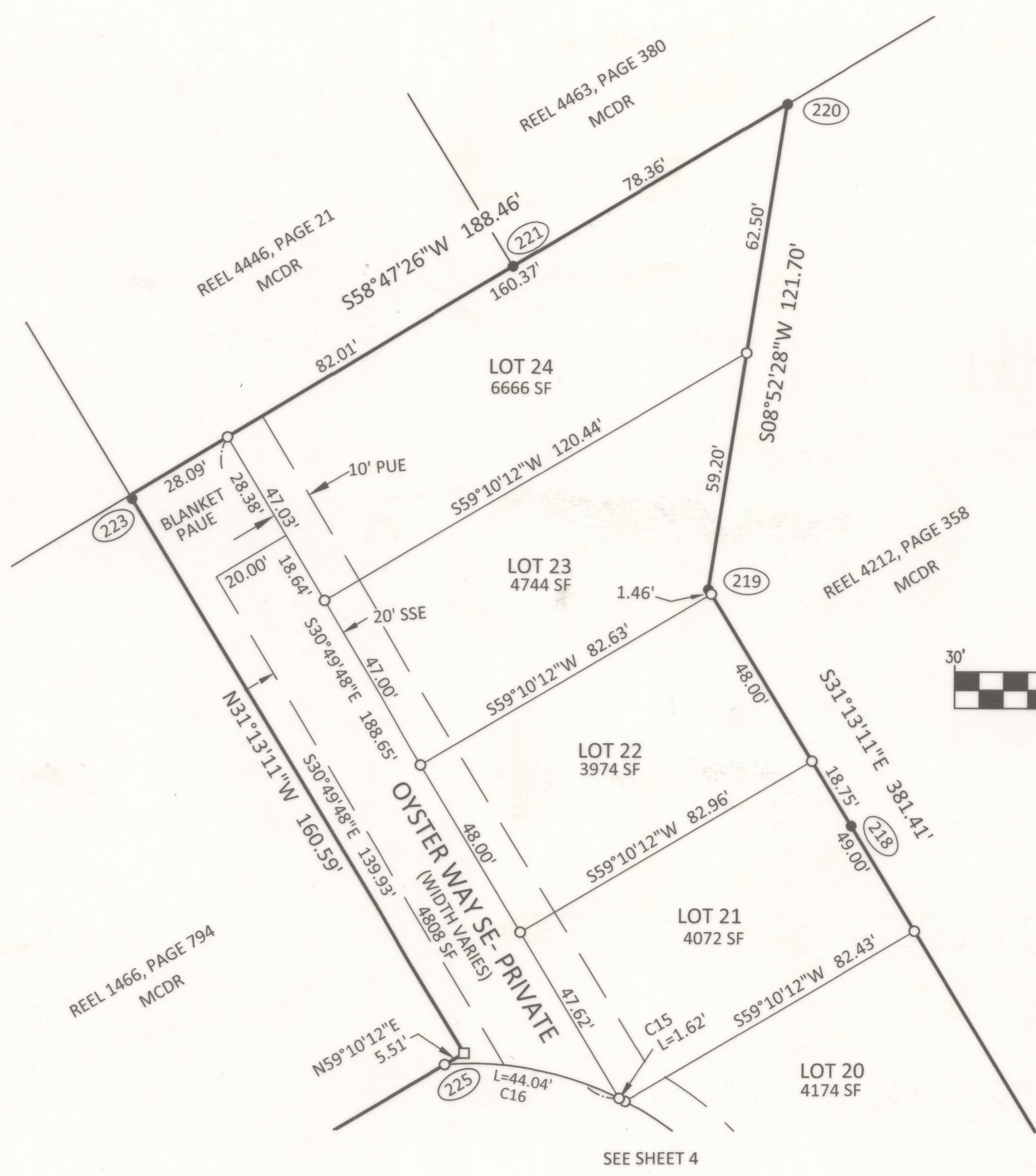
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- COS CITY OF SALEM
- PAUE PRIVATE ACCESS AND UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT TO COS
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- YPC YELLOW PLASTIC CAP

SURVEY NOTES

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CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG	CHORD
C15	1.62'	80.00'	1°09'52"	N62°52'04"W	1.62'
C16	44.04'	80.00'	31°32'17"	N79°13'08"W	43.48'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Nicole Allen
 OREGON
 MARCH 9, 2021
 NICOLE ALLEN
 84893PLS
 EXPIRES 12-31-27

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