

**AFTER RECORDING
RETURN TO**

City Recorder
City of Keizer
P.O. Box 21000
Keizer, OR 97307

**UNTIL A CHANGE IS MADE
SEND ALL TAX STATEMENTS TO:**

NO CHANGE

IMPROVEMENT AGREEMENT

This Agreement made and entered into this 12th day of August, 2024 by and between the City of Keizer, an Oregon municipal corporation, hereinafter called the "City," and Craig Wigginton "Owner".

WHEREAS, on the June 27, 2020 the Hearing's Officer granted a proposed subdivision approval to the tentative plat of the Subdivision Case 2022-05 for property located at 8015 O'Neil Road NE, identified on the Marion County tax Assessor's map as Township 6 South, Range 3 West, Section 23DA, Tax Lot 01800; and

WHEREAS, certain conditions were imposed on the Owner as part of the approval of the Subdivision; and

WHEREAS, the Owner will be constructing a private access easement, and

WHEREAS, the Owner wishes to plat and develop the 6-lot Subdivision, the boundary of which is described as follows:

Beginning at a point 657.16 feet North 89°45' West and 251.46 feet South of the East one-quarter corner of Section 23, Township 6 South, Range 3 West of the Willamette Meridian, in the City of Keizer, Marion County, Oregon thence North 89°45' West 316.08 feet; thence South 137.05 feet; thence South 89°45' East 316.08 feet to the center line of County Road No. 614; thence North along the center line of said road 137.05 feet to the place of beginning.

NOW, THEREFORE, the Owner and the City agree to the following conditions for the development of this Partition to-wit:

Before obtaining a Certificate of Occupancy for any new dwelling, the current owner shall complete or cause to be completed, Condition 13 as detailed in the Subdivision Case 2022-05 on file in the office of the Keizer Planning Department which includes the construction of and paving of the access easement and turn around area, installation of the street addressing signage, required no parking signage, and fencing for screening of the access easement.

MARION COUNTY RECORDS

2024-025346

D-INPRPOSU

08/16/2024 10:20 AM

\$10.00 \$11.00 \$10.00 \$60.00

\$91.00



00048742202400253460030036



I, Bill Burgess, County Clerk for Marion County,
Oregon, certify that the instrument identified
herein was recorded in the Official Records.

A handwritten signature in black ink, appearing to read "Bill Burgess".

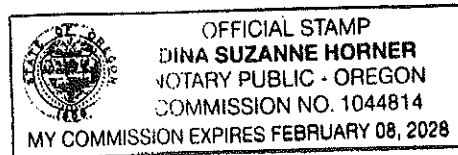
Pgs=2 JCK

In witness whereof, the said City of Keizer has caused this Agreement to be signed for the City of Keizer, Oregon, and the Owner has caused this Agreement to be signed and sealed the same as the date and year first written above.

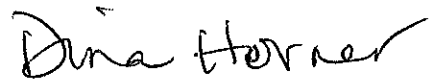
OWNER:


Craig K. Wigginton

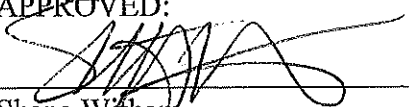
STATE OF OREGON)
) ss.
County of Marion)



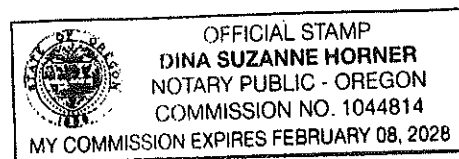
This instrument was acknowledged before me on August 12, 2024 by Craig K. Wigginton


NOTARY PUBLIC FOR OREGON
My Commission Expires: 2/8/28

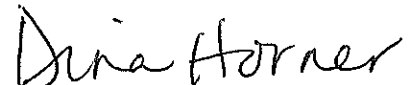
APPROVED:


Shane Witham
Planning Director

STATE OF OREGON)
) ss.
County of Marion)



This instrument was acknowledged before me on August 12, 2024 by Shane Witham,
Planning Director of the City of Keizer.


NOTARY PUBLIC FOR OREGON
My Commission Expires: 2/18/28

Marion County
Document Separator Page

Instrument # 2024-025346

August 16, 2024 10:20 AM

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

Fee: \$91.00

Bill Burgess
Marion County Clerk

This is not an invoice.