

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 información, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINISTRATOR

VALIDATION OF UNITS OF LAND CASE NO.: VUL23-03VUL23-04

APPLICATION NO.: 23-107426-PLN

NOTICE OF DECISION DATE: June 22, 2023

SUMMARY: A validation of two units of land for property unlawfully established in 1979.

REQUEST: Two validation of a unit of land for properties unlawfully established in 1979 when two separate portions of Tax Lot 500 were conveyed by deed without a land use application. The subject properties are 1.33 acres and 2.5 acres in size, zoned IC (Industrial Commercial) and located at 2148 Turner Road SE (Marion County Assessors Map and Tax Lot Number 083W01A / 500).

APPLICANT: Brandie Dalton, Multi-Tech Engineering Services Inc. on behalf of Comfort Properties NW LLC (Andre Makarenko)

LOCATION: 2148 Turner Rd SE, Salem OR 97302

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

FINDINGS: The findings are in the attached Decision dated June 22, 2023.

DECISION: The **Planning Administrator APPROVED** Validation of Units of Land Case No. VUL23-03VUL23-04 based on the findings in this decision.

The rights granted by the attached decision must be exercised, or an extension granted, by July 8, 2025, or this approval shall be null and void.

Application Deemed Complete:	<u>May 10, 2023</u>
Notice of Decision Mailing Date:	<u>June 22, 2023</u>
Decision Effective Date:	<u>July 8, 2023</u>
State Mandate Date:	<u>October 7, 2023</u>

Case Manager: Olivia Dias, Current Planning Manager, odias@cityofsalem.net, 503-540-2343

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., Friday, July 7, 2023. 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 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

DECISION

IN THE MATTER OF THE
VALIDATION OF UNIT OF LAND
CASE NO. VUL23-03VUL23-04;
2148 TURNER ROAD SE

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FINDINGS AND ORDER

JUNE 22, 2023

In the matter of the application for a Validation of a Unit of Land, submitted by Multi/Tech Engineering (Brandie Dalton) on behalf of the applicant, Comfort Homes LLC, the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

Summary: A validation of two units of land for property unlawfully established in 1979.

Request: Two validation of a unit of land for properties unlawfully established in 1979 when a two separate portions of Tax Lot 500 were conveyed by deed without a land use application. The subject properties are 1.33 acres and 2.5 acres in size, zoned IC (Industrial Commercial) and located at 2148 Turner Road SE (Marion County Assessor's Map and Tax Lot Number 083W01A / 500).

PROCEDURAL FINDINGS

1. Proposal

The proposal seeks to validate two units of land that was created through the recording of a deed in 1979. A vicinity map of the subject property is included as **Attachment A**.

A request for a validation of a unit of land must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The proposed tentative plat submitted by the applicant showing the size and configuration of the property to be lawfully established is included as **Attachment B**. The written statement provided by the applicant including such statements of proof and addressing the applicable approval criteria associated with the application is included in the record.

2. Background

On March 31, 2023, an application for a Validation of a Unit of Land was filed by Multi/Tech Engineering (Brandie Dalton) on behalf of the applicant, Comfort Homes LLC, in order to lawfully establish two units of land that was created through the recording of a deed in 1979 without receiving required land use approval.

On May 10, 2023, the application was deemed complete for processing after a second Validation of a Unit of Land application was submitted and notice was provided pursuant to Salem Revised Code (SRC) requirements.

The state-mandated 120-day local decision deadline for the application is October 7, 2023, after a 30-day time extension was granted by the applicant.

3. Existing Conditions

Site and Vicinity

The two land areas are described as Marion County Assessor's Map and Tax Lot 081W01A / 500 in the current deed (Reel 191, Page 216 of Marion County deed records). The lot is zoned IC (Industrial Commercial) and currently addressed as 2148 Turner Road SE. The subject property has frontage on Turner Road SE and is vacant.

Salem Area Comprehensive Plan (SACP) Designation

Urban Growth Policies: The subject property is located outside the Salem Urban Growth Boundary and inside the corporate city limits.

Comprehensive Plan Map: The subject property is designated IC "Industrial Commercial" on the Salem Area Comprehensive Plan map.

Zoning and Surrounding Land Use

The subject property is zoned IC (Industrial Commercial). The zoning of surrounding properties is as follows:

North: IC (Industrial Commercial)
South: IC (Industrial Commercial)
East: PA (Public Amusement)
West: Across Turner Road SE; PS (Public Service)

SUBSTANTIVE FINDINGS

4. Summary of Record

The following items are submitted to the record and are available: 1) All materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) any materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 23 107426.

5. Neighborhood Association and Public Comments

The subject property is located within the boundaries of the Southeast Mill Creek Association (SEMCA).

Applicant Neighborhood Association Contact: SRC 300.310 requires an applicant to contact the neighborhood association(s) whose boundaries include, and are adjacent to, property subject to specific land use application requests. Pursuant to SRC 300.310(b)(1), land use applications included in this proposed land use application request do not require neighborhood association contact.

Neighborhood Association Comment: Notice of the application was provided to SEMCA pursuant to SRC 300.520(b)(1)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. As of the date of completion of this staff report, no comments have been received.

Public Comment: Notice was also provided, pursuant to SRC 300.520(b)(1)(B) (i), (ii), (iii), (vi), & (vii), to all property owners and tenants within 250 feet of the subject property. As of the date of completion of this staff report, no comments were received.

Homeowners Association: The subject property is not located within a Homeowners Association.

6. City Department Comments

Public Works Department and City Surveyor Staff – Reviewed the proposal and provided these comments and recommendations for plat approval, “At the time of final Plat submittal, the application shall provide the required field survey and partition plat 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 205.035, the approval of the validation of units of land plat by the City Surveyor may be delayed or held indefinitely based on the non-compliant violation.”

Building and Safety Division – Reviewed the proposal and indicated no concerns.

Salem Fire Department – Reviewed the proposal and indicated no concerns. Department access and water supply will be required for any future construction.

7. Public Agency & Private Service Provider Comments

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

DECISION CRITERIA FINDINGS

8. Analysis of Validation of a Unit of Land Approval Criteria

SRC 205.060(d) sets forth the criteria that must be met before a unit of land can be validated. In order to approve a validation of unit of land, the review authority shall make 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, which can be found in the record.

SRC 205.060(d)(1): The unit of land is not a lawfully established unit of land.

Finding: The subject property, in its current configuration as Marion County Tax Lot 083W01A / 500, was unlawfully established in 1979 when Tax Lots 500 was described as two separate units of land and conveyed by deed, as described in Reel 191, Page 216 of Marion County deed records. Because the subject properties were not created through proper land use procedures, each unit of land was not lawfully established; therefore, 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: The subject properties were originally created together as a meets and bound description prior to 1979. The current properties were unlawfully established in 1979 when two separate legal descriptions (Parcel A & Parcel B) were conveyed by deed, as described in Reel 191, Page 216; the 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: At the time of the conveyance in 1979, the subject property was zoned CG (General Commercial). In 1979, the minimum lot standard for uses other than single-family use had no minimum lot area, width or depth standards; therefore, the subject property would have complied with the applicable criteria for the creation of the unit of land in effect when the property was created. 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 plats (**Attachment B**). 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. Approval will not adversely affect the safe and healthful development and access to any adjoining lands.

IT IS HEREBY ORDERED

The tentative plat for two Validation of Unit of Land Case No. VUL23-03 and VUL23-04, two separate land areas, zoned IC (Industrial Commercial), and located at the 2148 Turner Road SE (Marion County Assessor Map and Tax Lot 083W01A / 500) is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code and the findings contained herein.

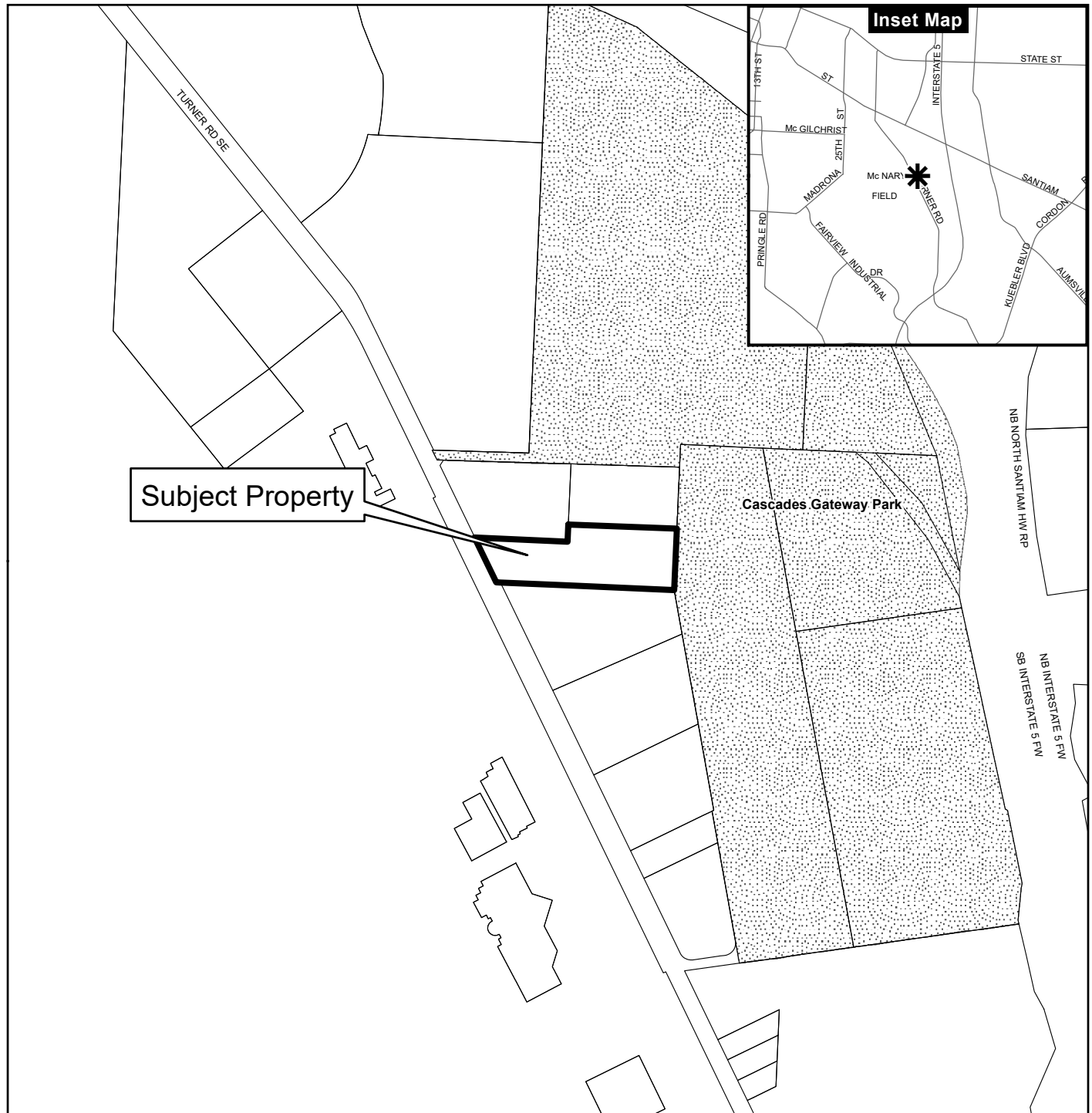


Olivia Dias, Current Planning Manager,
on behalf of Lisa Anderson-Ogilvie, AICP
Planning Administrator

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

Vicinity Map

2148 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.

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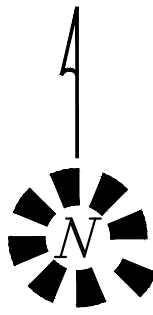


PARTITION PLAT 2023-

LOT CONSOLIDATION FOR COMFORT PROPERTIES NORTHWEST, LLC.

IN THE NE 1/4 SEC. 1, T. 8 S., R. 3 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227



1" = 40'
05/09/2023
#7357

R. 3915, P. 223
MCDR

15' INGRESS/EGRESS EASEMENT,
R. 175, P. 323

30' ACCESS EASEMENT
PER R. 196, P. 218 MCDR
AMENDED R. 196, P. 057 MCDR
AMENDED R. 1401, P. 225 MCDR

WATER PIPELINE EASEMENT, R. 1404, P. 041

S89°24'08"E [376.53'] #2
(N89°24'30"W) #2

SIGN EASEMENT, R. 3622, P. 471

PARCEL 1
3.84 ACRES

OLD - PARCEL 2
1.34 ACRES
33158 MCSR
(R. 956, P. 254 MCDR)

OLD - PARCEL 1
2.50 ACRES
33158 MCSR
(R. 956, P. 254 MCDR)

[S89°24'30"E] #1
[N89°24'30"W 721.18'] #3
BASIS OF BEARINGS

704.14'
(705.38) #2

[440.34'] #2

INITIAL POINT

[248.82'] #2

500°36'08"W [497.63'] #2
(N00°35'30"E) #2

[248.81'] #2

A

B

C1

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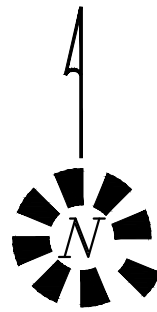
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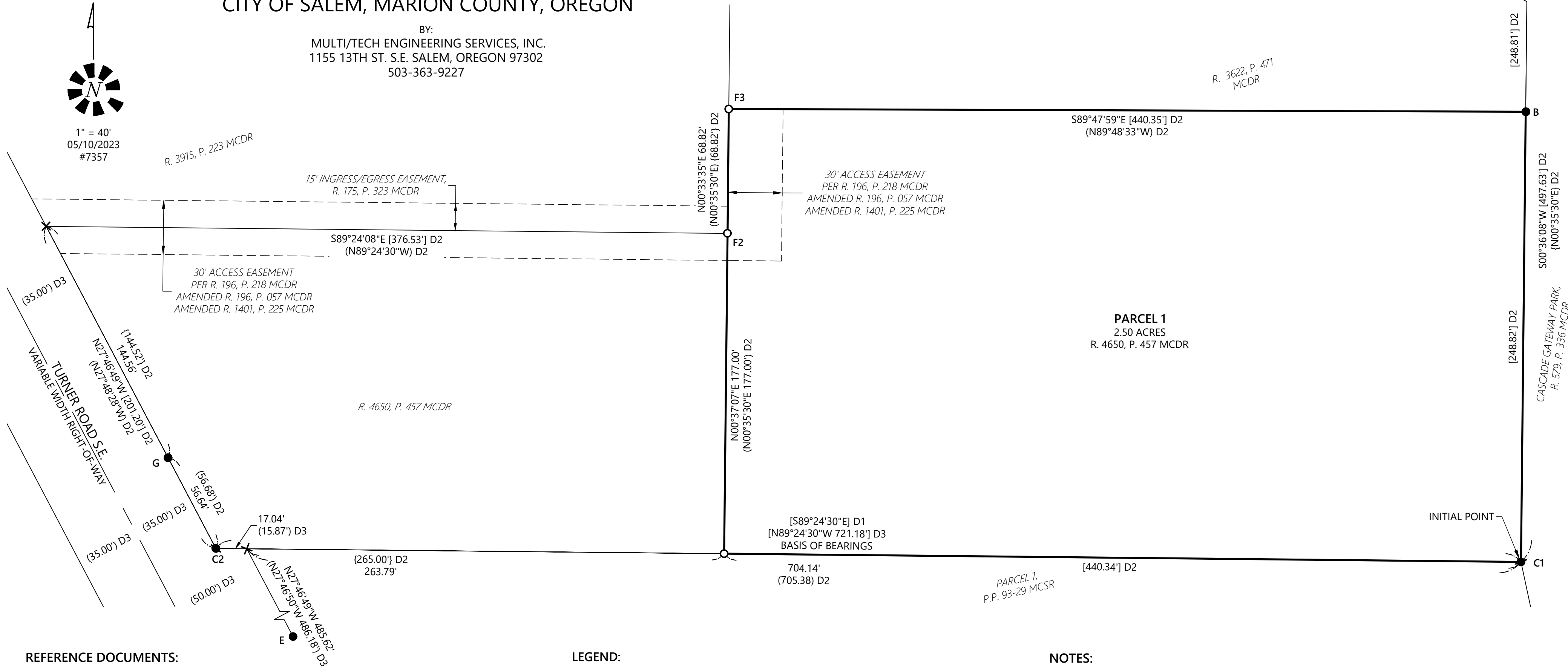
PARTITION PLAT 2023-

FOR THE PURPOSE OF LOT VALIDATION
IN THE NE 1/4 SEC. 1, T. 8 S., R. 3 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227



1" = 40'
05/10/2023
#7357



REFERENCE DOCUMENTS:

- D1. MCSR 33062
- D2. MCSR 33158
- D3. P.P. 93-29, BOPP
- D4. KYLE'S AIRWAY SUBDIVISION, V. 13, P. 042, BOTP
- D5. R. 956, P. 254, MCDR

MONUMENT TABLE:

- A. 2" IP, PER D1
- B. 5/8" IR W/YPC SCRIBED "BARKER PLS 636", PER D2
- C#. 3" BRASS CAP IN CONCRETE, PER D1 - SEE MONUMENT DETAIL "C"
- E. 5/8" IR W/YPC SCRIBED "L.S. 815", PER D3
- F#. SET 5/8" IR W/YPC SCRIBED "MULTI/TECH ENG." (ORIGINAL MONUMENTS APPEAR TO BE LOST DURING DRIVEWAY PAVING)
- G. 1" IP, PER D4

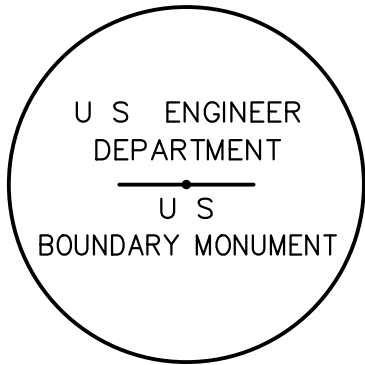
LEGEND:

- MCSR = MARION COUNTY SURVEY RECORDS
- MCDR = MARION COUNTY DEED RECORDS
- BOTP = BOOK OF TOWN PLATS
- BOPP = BOOK OF PARTITION PLATS
- W/YPC = WITH YELLOW PLASTIC CAP
- CALC = CALCULATED
- NTS = NOT TO SCALE
- P.P. = PARTITION PLAT
- IP = IRON PIPE
- IR = IRON ROD
- P. = PAGE
- V. = VOLUME
- R. = REEL
- D# = DOCUMENT
- () = RECORD DATA PER SURVEY NOTED
- [] = RECORD AND MEASURED DATA PER SURVEY NOTED
- { } = CALCULATED DATA PER SURVEY NOTED
- = FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- = FOUND BRASS CAP IN CONCRETE PER MCSR 33062 - SEE MONUMENT DETAIL "C" (THIS SHEET)
- X = CALCULATED POINT
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."

NOTES:

- ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED.

MONUMENT DETAIL "C"
- NTS -



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2025

PARTITION PLAT 2023-
FOR THE PURPOSE OF LOT VALIDATION
IN THE NE 1/4 SEC. 1, T. 8 S., R. 3 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227
05/10/2023
#7357

SURVEYOR'S CERTIFICATE:
I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN OREGON, DO
HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE
LAND REPRESENTED ON THE ATTACHED MAP. THE BOUNDARY OF WHICH IS DESCRIBED AS
FOLLOWS:

BEGINNING AT A 3" BRASS CAP IN CONCRETE, SET IN MARION COUNTY SURVEY NUMBER
33062, AT THE NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT NUMBER 93-29, AS
RECORDED IN MARION COUNTY SURVEY RECORD AND MARION COUNTY BOOK OF
PARTITION PLATS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 8
SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, THENCE ALONG THE NORTHERLY
LINE OF SAID PARCEL 1, NORTH 89°24'30" WEST 440.34 FEET TO A 5/8" IRON ROD; THENCE
NORTH 00°37'07" EAST 177.00 FEET TO A 5/8" IRON ROD AT THE SOUTH EASTERLY CORNER OF
THE PROPERTY DESCRIBED IN REEL 3915, PAGE 223, MARION COUNTY DEED RECORDS;
THENCE ALONG THE EASTERLY LINE OF SAID DEED, NORTH 00°33'35" EAST 68.82 FEET TO A
5/8" IRON ROD AT THE SOUTHWESTERLY CORNER OF THE PROPERTY DESCRIBED IN REEL 3622,
PAGE 471, MARION COUNTY DEED RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID
DEED, SOUTH 89°47'59" EAST 440.35 FEET TO A 5/8" IRON ROD ON THE WESTERLY LINE OF
CASCADE'S GATEWAY PARK, ALSO DESCRIBED AS LOT 25, BLOCK 1, KYLE'S AIRWAY
SUBDIVISION, RECORDED AS VOLUME 13, PAGE 42, MARION COUNTY BOOK OF TOWN PLATS;
THENCE ALONG SAID WESTERLY LINE, SOUTH 00°36'08" WEST 248.82 FEET TO THE POINT OF
BEGINNING AND CONTAINING 2.50 ACRES, MORE OR LESS.

MULTI/TECH ENGINEERING SERVICES, INC.
BY:

ROBERT D. HAMMAN
PROFESSIONAL LAND SURVEYOR No.: 64202LS



NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO VALIDATE THE TRACT OF LAND DESCRIBED IN REEL 4650,
PAGE 457, OF MARION COUNTY DEED RECORDS, INTO ONE DISTINCT PARCEL, AS ALLOWED IN
CITY OF SALEM PLANNING DECISION No.: . THE BASIS OF BEARINGS IS FROM
MONUMENTS "C1" TO "C2", BEING ALSO THE SOUTH LINE OF THE SUBJECT PROPERTY AND ITS
EXTENSION. THE INITIAL POINT IS MONUMENT "C1", BEING THE NORTHEAST CORNER OF
PARCEL 1, PARTITION PLAT NUMBER 93-29 MARION COUNTY SURVEY RECORDS.

I HELD MONUMENTS "C1", "B", AND "A" FOR THE EASTERLY LINE OF THE SUBJECT PROPERTY,
BEING ALSO THE WESTERLY LINE OF CASCADE GATEWAY PARK, AS RECORDED IN REEL 579,
PAGE 336, MARION COUNTY DEED RECORDS.

I HELD MONUMENTS "C2" AND "G" FOR THE EASTERLY RIGHT-OF-WAY LINE OF TURNER ROAD
SOUTHEAST. I OFFSET THIS LINE 35.00 FEET WESTERLY TO DEPICT THE CENTERLINE OF TURNER
ROAD, AND MONUMENT "E" WAS HELD AS A 50.00 FOOT OFFSET OF THE TURNER ROAD
RIGHT-OF-WAY CENTERLINE. THEN I PROJECTED A LINE FROM MONUMENT "E",
NORTHWESTERLY TO A POINT ON THE NORTH LINE OF PARCEL 1, PARTITION PLAT 93-29, AS
RECORDED IN MARION COUNTY SURVEY RECORDS AND THE BOOK OF PARTITION PLATS, TO
HELP REINFORCE THE BEARING OF SAID RIGHT-OF-WAY.

TO ESTABLISH THE NORTHERLY LINE OF THE SUBJECT PROPERTY, I HELD MONUMENT "B" AND
EXTENDED A LINE RECORD DISTANCE TO A POINT ON THE EASTERLY LINE OF THE PROPERTY
OF REEL 3915, PAGE 223, MARION COUNTY DEED RECORDS, BEING MONUMENT "F3". FROM A
CALCULATED POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TURNER ROAD SOUTHEAST, I
EXTENDED A LINE RECORD DISTANCE TO THE WESTERLY LINE OF THE SUBJECT PROPERTY, AT A
POINT WHICH IS CALCULATED RECORD DISTANCE (68.82') SOUTH OF MONUMENT "F3", TO SET
MONUMENT "F2" WHICH FELL RECORD DISTANCE FROM THE SOUTHERLY LINE OF THE
SUBJECT PROPERTY.

HOLDING MONUMENT "F2", I PROJECTED A LINE SOUTHERLY TO A POINT ON THE SOUTH LINE
OF THE SUBJECT PROPERTY, THE INTERSECTION OF WHICH FELL RECORD DISTANCE FROM THE
SOUTHEASTERLY CORNER, THEREBY CREATING THE SOUTHWESTERLY CORNER OF THE SUBJECT
PROPERTY AND COMPLETING THE WESTERLY LINE OF SAID PROPERTY.

APPROVALS:

CITY PLANNING ADMINISTRATOR DATE
PARTITION CASE NO.:

CITY OF SALEM SURVEYOR DATE

MARION COUNTY ASSESSOR DATE

TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID
IN FULL TO

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
2023, AT O'CLOCK M, AND RECORDED IN THE BOOK OF
PARTITION PLATS. IT IS ALSO RECORDED IN THE MARION COUNTY DEED
RECORDS IN REEL, PAGE.

BILL BURGESS, MARION COUNTY CLERK

BY:
DEPUTY COUNTY CLERK

PLAT NOTES:
SUBJECT TO CITY OF SALEM PLANNING DIVISION NOTICE OF DECISION
RECORDED IN REEL, PAGE, MARION COUNTY DEED RECORDS.

DECLARATION:
KNOW ALL PERSONS BY THESE PRESENT THAT COMFORT PROPERTIES NORTHWEST, LLC.,
AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF RECORD OF THE LANDS
REPRESENTED ON THIS PARTITION MAP AND MORE PARTICULARLY DESCRIBED IN THE
SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED
INTO ONE DISTINCT PARCEL, AS SHOWN HEREON. I ACKNOWLEDGE THE EASEMENTS
SHOWN HEREON.

BY:

ANDRE MAKARENKO
MANAGER, COMFORT PROPERTIES NORTHWEST, LLC.

STATE OF OREGON } S.S.
COUNTY OF MARION }

ON THIS DAY OF
, 2023, THAT ANDRE MAKARENKO,
MANAGER OF COMFORT HOMES, LLC DID PERSONALLY APPEAR BEFORE ME, A NOTARY
PUBLIC FOR OREGON, AND THE ABOVE-NAMED PERSON WHO ACKNOWLEDGED THE
FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO.

MY COMMISSION EXPIRES:

STATE OF OREGON } S.S.
COUNTY OF MARION }

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR
RECORDING ON THE DAY OF
2023, AT O'CLOCK
M, AND RECORDED IN THE BOOK OF PARTITION PLATS, VOLUME
AT PAGE
, ALSO REFERENCED IN THE MARION COUNTY DEED RECORDS IN REEL
, PAGE.

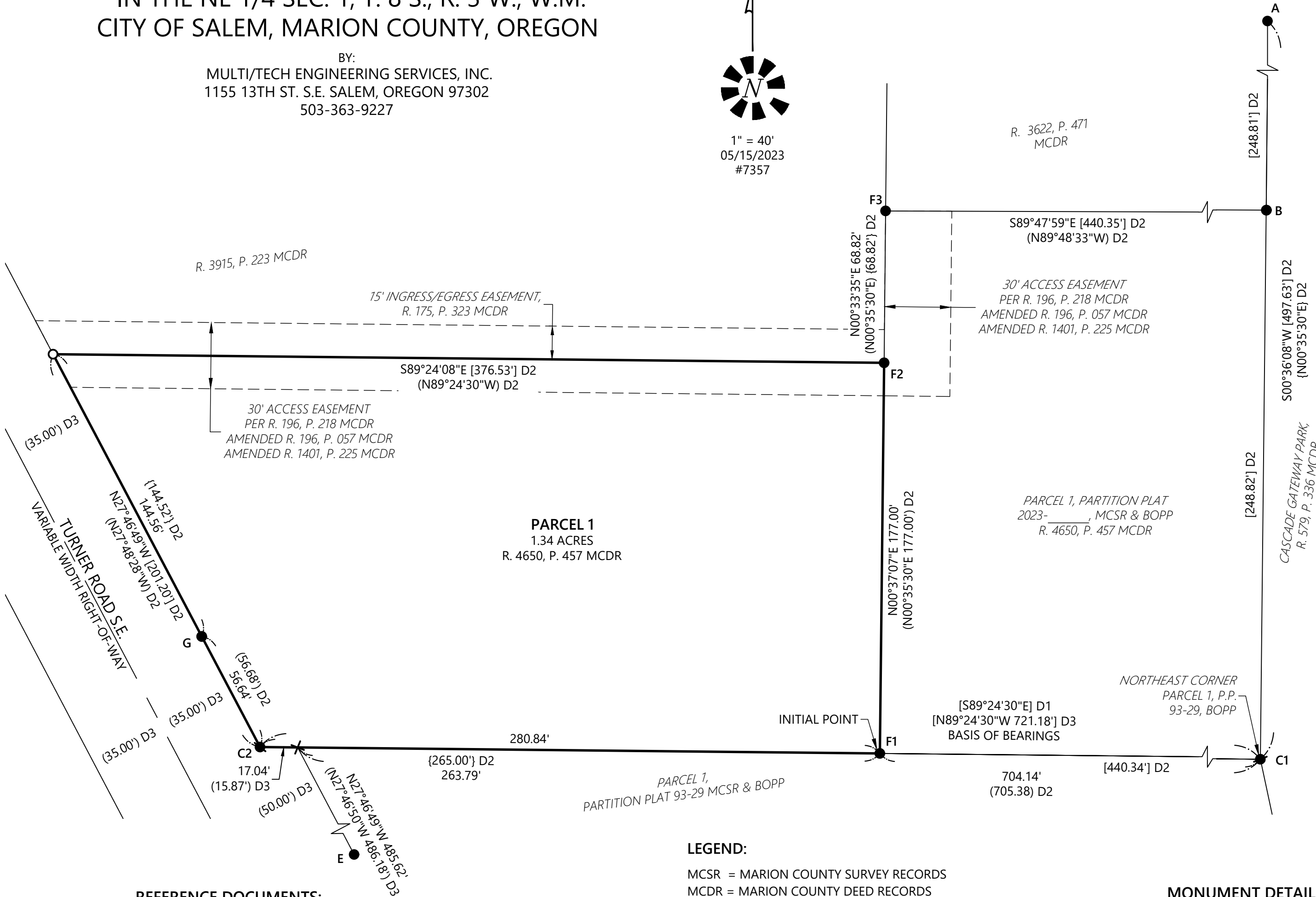
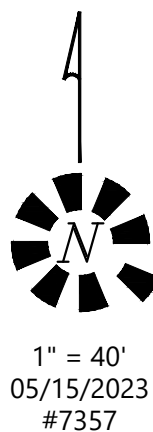
BILL BURGESS, MARION COUNTY CLERK

BY:
DEPUTY COUNTY CLERK

PARTITION PLAT 2023-

FOR THE PURPOSE OF LOT VALIDATION
IN THE NE 1/4 SEC. 1, T. 8 S., R. 3 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227



NOTES:

- ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
- ALL MONUMENTS SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED.

REFERENCE DOCUMENTS:

- D1. MCSR 33062
- D2. MCSR 33158
- D3. P.P. 93-29, BOPP
- D4. KYLE'S AIRWAY SUBDIVISION, V. 13, P. 042, BOTP
- D5. R. 956, P. 254, MCDR

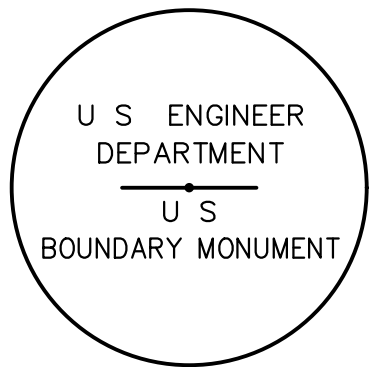
MONUMENT TABLE:

- A. 2" IP, PER D1
- B. 5/8" IR W/YPC SCRIBED "BARKER PLS 636", PER D2
- C#. 3" BRASS CAP IN CONCRETE, PER D1 - SEE MONUMENT DETAIL "C"
- E. 5/8" IR W/YPC SCRIBED "LS. 815", PER D3
- F#. SET 5/8" IR W/YPC SCRIBED "MULTI/TECH ENG." (ORIGINAL MONUMENTS APPEAR TO BE LOST DURING DRIVEWAY PAVING)
- G. 1" IP, PER D4

LEGEND:

- MCSR = MARION COUNTY SURVEY RECORDS
- MCDR = MARION COUNTY DEED RECORDS
- BOTP = BOOK OF TOWN PLATS
- BOPP = BOOK OF PARTITION PLATS
- W/YPC = WITH YELLOW PLASTIC CAP
- CALC = CALCULATED
- NTS = NOT TO SCALE
- P.P. = PARTITION PLAT
- IP = IRON PIPE
- IR = IRON ROD
- P. = PAGE
- V. = VOLUME
- R. = REEL
- D# = DOCUMENT
- () = RECORD DATA PER SURVEY NOTED
- [] = RECORD AND MEASURED DATA PER SURVEY NOTED
- { } = CALCULATED DATA PER SURVEY NOTED
- = FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- = FOUND BRASS CAP IN CONCRETE PER MCSR 33062 - SEE MONUMENT DETAIL "C" (THIS SHEET)
- ✕ = CALCULATED POINT
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."

MONUMENT DETAIL "C"



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2025

PARTITION PLAT 2023-
FOR A LOT VALIDATION
IN THE NE 1/4 SEC. 1, T. 8 S., R. 3 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227
05/15/2023
#7357

SURVEYOR'S CERTIFICATE:

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN OREGON, DO
HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE
LAND REPRESENTED ON THE ATTACHED MAP.
THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A 5/8" IRON ROD, 440.34 FEET NORTH 89°24'30"
WEST FROM A 3 INCH ALUMINUM CAP IN CONCRETE, SET IN MARION COUNTY SURVEY
NUMBER 33062, AT THE NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT 93-29, AS
RECORDED IN MARION COUNTY BOOK OF PARTITION PLATS, LOCATED IN THE NORTHEAST
QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH 89°24'30" WEST 280.84 FEET TO A 3" BRASS CAP IN CONCRETE ON THE
EASTERLY RIGHT-OF-WAY LINE OF TURNER ROAD SOUTHEAST; THENCE ALONG SAID
RIGHT-OF-WAY LINE NORTH 27°46'49" WEST 201.20 FEET TO A 5/8" IRON ROD; THENCE
ALONG THE SOUTHERLY LINE OF PROPERTY DESCRIBED IN REEL 3915, PAGE 223, MARION
COUNTY DEED RECORDS, SOUTH 89°24'08" EAST 376.53 FEET TO A 5/8" IRON ROD AT THE
SOUTHEASTERLY CORNER OF SAID PROPERTY; THENCE ALONG THE WESTERLY LINE OF THE
PROPERTY DESCRIBED IN REEL 4650, PAGE 457, MARION COUNTY DEED RECORDS, SOUTH
00°37'07" WEST 177.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.34 ACRES,
MORE OR LESS.

MULTI/TECH ENGINEERING SERVICES, INC.
BY:

ROBERT D. HAMMAN
PROFESSIONAL LAND SURVEYOR No.: 64202LS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2025

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO VALIDATE THE TRACT OF LAND DESCRIBED IN REEL 4650,
PAGE 457, OF MARION COUNTY DEED RECORDS, INTO ONE DISTINCT PARCEL, AS ALLOWED IN
CITY OF SALEM PLANNING DECISION No.: . THE BASIS OF BEARINGS IS FROM
MONUMENTS "C1" TO "C2", BEING ALSO THE SOUTH LINE OF THE SUBJECT PROPERTY AND ITS
EXTENSION. THE INITIAL POINT IS MONUMENT "F1", BEING ON THE NORTHERLY LINE OF
PARCEL 1, PARTITION PLAT NUMBER 93-29 MARION COUNTY SURVEY RECORDS.

I HELD MONUMENTS "F1", "F2", AND "F3" FOR THE EASTERLY LINE OF THE SUBJECT PROPERTY.

I HELD MONUMENTS "C1", "F1", AND "C2", FOR THE SOUTHERLY LINE OF THE SUBJECT
PROPERTY.

I HELD MONUMENTS "C2" AND "G" FOR THE EASTERLY RIGHT-OF-WAY LINE OF TURNER ROAD
SOUTHEAST. I OFFSET THIS LINE 35.00 FEET WESTERLY TO DEPICT THE CENTERLINE OF TURNER
ROAD, AND MONUMENT "E" WAS HELD AS A 50.00 FOOT OFFSET OF THE TURNER ROAD
RIGHT-OF-WAY CENTERLINE. THEN I PROJECTED A LINE FROM MONUMENT "E",
NORTHWESTERLY TO A POINT ON THE NORTH LINE OF PARCEL 1, PARTITION PLAT 93-29, AS
RECORDED IN MARION COUNTY BOOK OF PARTITION PLATS, TO HELP REINFORCE THE
BEARING OF SAID RIGHT-OF-WAY. I WENT RECORD DISTANCE FROM MONUMENT "C1" ALONG
SAID RIGHT-OF-WAY TO SET THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, THEREBY
COMPLETING THE WESTERLY LINE.

I HELD MONUMENT "F2", AND EXTENDED A LINE RECORD DISTANCE TO SAID NEW
MONUMENT ON THE WESTERLY LINE OF THE PROPERTY, ALONG THE EASTERLY RIGHT-OF-WAY
LINE OF TURNER ROAD S.E. OF REEL 3915, PAGE 223, MARION COUNTY DEED RECORDS,
ESTABLISHING THE NORTHERLY LINE OF THE SUBJECT PROPERTY.

APPROVALS:

CITY PLANNING ADMINISTRATOR DATE
PARTITION CASE NO.: _____

CITY OF SALEM SURVEYOR DATE

MARION COUNTY ASSESSOR DATE

TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID
IN FULL TO _____

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 _____
2023, AT _____ O'CLOCK _____ M, AND RECORDED IN THE BOOK OF
PARTITION PLATS. IT IS ALSO RECORDED IN THE MARION COUNTY DEED
RECORDS IN REEL _____, PAGE _____.

BILL BURGESS, MARION COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

PLAT NOTES:

SUBJECT TO CITY OF SALEM PLANNING DIVISION NOTICE OF DECISION
RECORDED IN REEL _____, PAGE _____, MARION COUNTY DEED RECORDS.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENT THAT COMFORT PROPERTIES NORTHWEST, LLC.,
AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF RECORD OF THE LANDS
REPRESENTED ON THIS PARTITION MAP AND MORE PARTICULARLY DESCRIBED IN THE
SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED
INTO ONE DISTINCT PARCEL, AS SHOWN HEREON.

BY:

ANDRE MAKARENKO
MANAGER, COMFORT PROPERTIES NORTHWEST, LLC.

STATE OF OREGON } S.S.
COUNTY OF MARION

ON THIS _____ DAY OF _____, 2023, THAT ANDRE MAKARENKO,
MANAGER OF COMFORT HOMES, LLC DID PERSONALLY APPEAR BEFORE ME, A NOTARY
PUBLIC FOR OREGON, AND THE ABOVE-NAMED PERSON WHO ACKNOWLEDGED THE
FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

STATE OF OREGON } S.S.
COUNTY OF MARION

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RECORDING ON THE _____ DAY OF _____ 2023, AT _____ O'CLOCK
____M, AND RECORDED IN THE BOOK OF PARTITION PLATS, VOLUME _____ AT PAGE
_____, ALSO REFERENCED IN THE MARION COUNTY DEED RECORDS IN REEL _____
, PAGE _____.

BILL BURGESS, MARION COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK