

LOT A: 13,359 SF (0.31 ACRES)

LOT B: 14,331 SF (0.33 ACRES)

1. FUTURE EASEMENT OVER ALL PROJECT DRIVEWAYS FOR CROSS-ACCESS AND UTILITIES.

1. (E) PUBLIC SIDEWALK
2. 3.28' WIDE VISION & UTILITY EASEMENT
3. 10' WIDE PUBLIC UTILITY EASEMENT (PUE) PER P.P. 2017-032
4. (E) 6' CHAINLINK FENCE
5. (E) ELECTRICAL VAULT TO REMAIN
6. (E) COMMUNICATION RISER TO REMAIN
7. (E) ELECTRICAL TRANSFORMER TO REMAIN

- CATCH BASIN
- SANITARY SEWER MANHOLE
- CLEANOUT
- WATER METER
- WATER VALVE
- IRRIGATION VALVE
- WELL
- POWER METER
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- GAS METER
- GAS RISER
- GAS VALVE
- SIGN
- MISC. POST
- HAND/CAP PARKING
- CONCRETE
- CONIFEROUS TREE & TRUNK SIZE

— SS —	SEWER LINE UNDERGROUND
— SD —	STORM LINE UNDERGROUND
— W —	WATERLINE UNDERGROUND
— G —	GAS LINE UNDERGROUND
— T —	COMMUNICATION LINE UNDERGROUND
— E —	ELECTRICAL LINE UNDERGROUND
— OH —	OVERHEAD POWER LINE
— X —	FENCE LINE

AC	ASPHALT
CONC	CONCRETE
E.O.P.	EDGE OF PAVEMENT
PUE	PUBLIC UTILITY EASEMENT
P.P.	PARTITION PLAT
#, P.#	REEL, PAGE
SF	SQUARE FEET

PARCEL 3, PARTITION PLAT 2017-32, IN THE CITY OF SALEM, MARION COUNTY, OREGON. (RECORDED JUNE 16, 2017, IN REEL 3957, PAGE 424, MARION COUNTY, OREGON DEED RECORDS.)

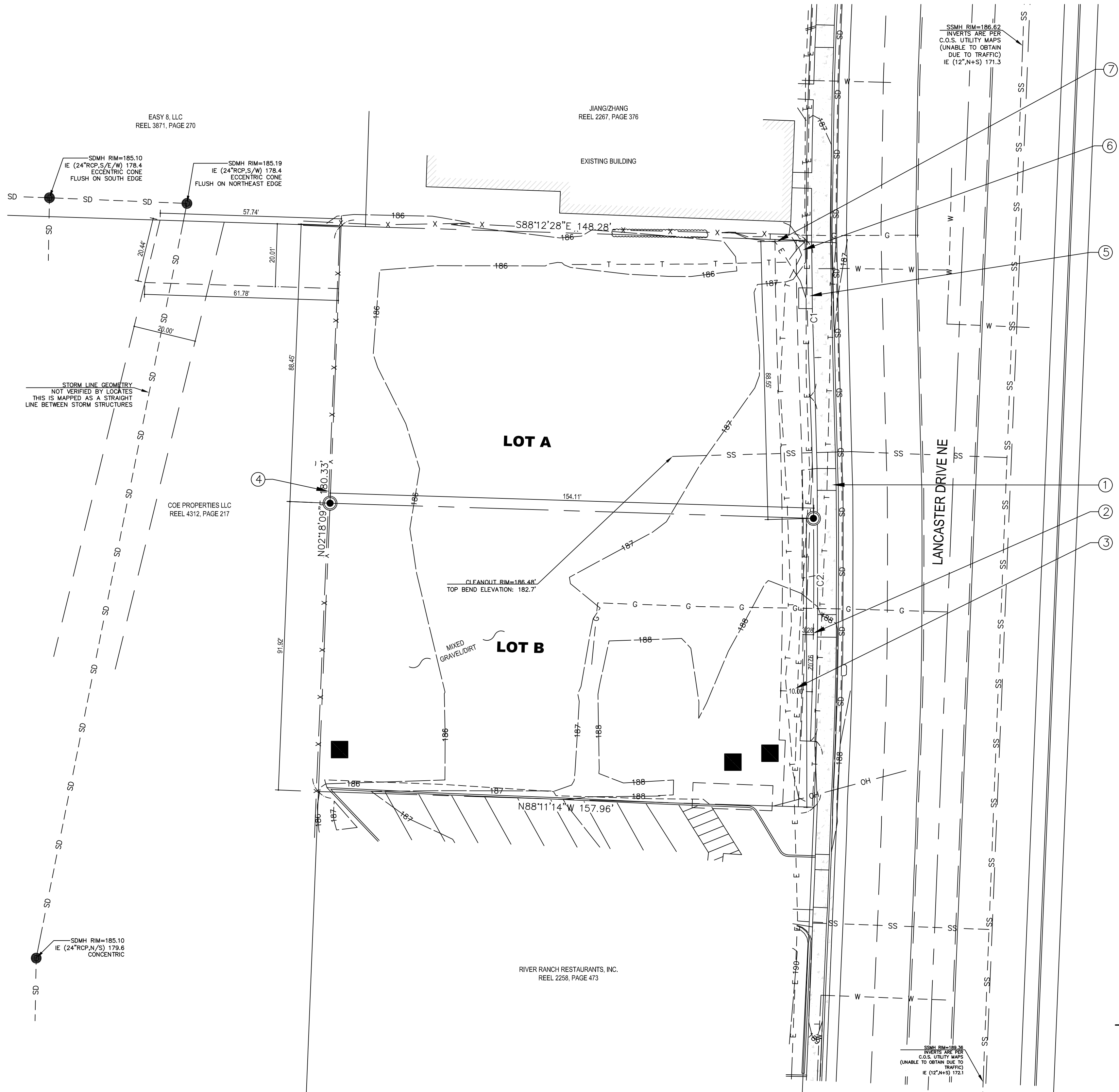
LAND OWNER
JCCD PROPERTY HOLDING LLC
C/O CHARLES DELVALLE
3892 AUBURN RD NE
SALEM, OR 97301

DEVELOPER
COLE VALLEY PARTNERS
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**LANDSCAPE ARCHITECT
MEDIUM LA
MICHAEL MOYERS
(503) 780-1791
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① TENTATIVE PARTITION PLAN
1" = 20'-0"



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EXPIRES: 12/31/2025

[illegible]

Salem Take 5
3271 Lancaster Dr NE
Salem, OR 97305

ADW #

24011.00

NOT FOR
CONSTRUCTION

TENTATIVE
PARTITION PLAN

Date	12/04/2024
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Drawn

Checked

A1.3

$$1'' = 20'-0''$$