



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Partition Tentative Plan / Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. PAR-UGA-SPR-ADJ-DAP-DR25-02
PROPERTY LOCATION:	4455 27th Ave SE, Salem OR 97302
NOTICE MAILING DATE:	February 10, 2025
PROPOSAL SUMMARY:	Proposed development of a new 72-unit multiple-family residential development.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., February 24, 2025</u>. Please direct any questions and/or comments to the Case Manager listed below, or submit comments online at https://egov.cityofsalem.net/PlanningComments. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Peter Domine, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2311; E-mail: pdomine@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Morningside Neighborhood Association, Liz Backer Land Use; Phone: 503-551-6283 Email: Lizbackermna@gmail.com
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 205.005(d) – Partition Tentative Plan; 200.025(d) – Urban Growth Preliminary Declaration; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 225.005(e)(1) – Class 1 Design Review Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	27 th Avenue Apartments Limited Partnership
APPLICANT(S):	Equity Developers LLC (Mike Bliven, Jeff Miller, Davis Evenson), represented by Saalfeld Griggs.
PROPOSAL REQUEST:	<p>A consolidated application for an Urban Growth Preliminary Declaration; Tentative Partition Plan to create two parcels 3.0-acres and 1.05-acres in size; and Class 3 Site Plan Review, Class 1 Design Review and two Class 2 Driveway Approach Permits for development of the second phase of a multifamily apartment complex, with thirteen Class 2 Adjustments:</p> <ol style="list-style-type: none"> 1) To eliminate the minimum 10-foot setback abutting a flag lot accessway, per SRC 514.010(d); 2) To eliminate the six-foot-tall fence for the setback to Phase 1 of the development on the abutting RMII-zoned property to the east, per SRC 514.010(d); 3) To reduce the number of trees to be planted along the parking area perimeter adjacent to Building S, per SRC 702.020(b)(7); 4) To reduce the minimum planter bay width of various planter islands throughout the parking area from nine feet to eight feet, per SRC 702.020(b)(7)(B); 5) To reduce the minimum setback for Building P from 36 feet to 28 feet to the north property line abutting an RA-zoned property, per SRC 702.020(e)(2) 6) To the building orientation of Building M and not provide an architecturally defined primary building entrance or direct pedestrian access for a building located within 25 feet of the property line abutting a street, per SRC 702.020(e)(5); 7) To the building orientation of Building R and not provide an architecturally defined primary building entrance or direct pedestrian access for a building located within 25 feet of the property line abutting a street, per SRC 702.020(e)(5); 8) To the building orientation of Building S and not provide an architecturally defined primary building entrance or direct pedestrian access for a building located within 25 feet of the property line abutting a street, per SRC 702.020(e)(5); 9) To not provide a porch or architecturally defined entry area for each ground level dwelling unit for Building M, per SRC 702.020(e)(6); 10) To not provide a porch or architecturally defined entry area for each ground level dwelling unit for Building N, per SRC 702.020(e)(6); 11) To not provide a porch or architecturally defined entry area for each ground level dwelling unit for Building P, per SRC 702.020(e)(6); 12) To not provide a porch or architecturally defined entry area for each ground level dwelling unit for Building R, per SRC 702.020(e)(6); 13) To not provide a porch or architecturally defined entry area for each ground level dwelling unit for Building S, per SRC 702.020(e)(6). <p>The development site is 4.05-acres in size, zoned RM-II (Multiple-Family Residential II) and located at 4455 27th Avenue SE (Marion County Assessor's Map and Tax Lot Numbers 083W12C / 600 and 800).</p>
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>

MORE INFORMATION:

All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You can use the search function without registering and enter the permit number listed here: 24 123435. Paper copies can be obtained for a reasonable cost.

***PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:***

<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development

Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Partition Tentative Plan / Urban Growth Preliminary Declaration / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Driveway Approach Permit Case No. PAR-UGA-SPR-ADJ-DAP-DR25-02

PROJECT ADDRESS: 4455 27th Ave SE, Salem OR 97302

AMANDA Application No.: 24-123435-PLN

COMMENT PERIOD ENDS: February 24, 2025, at 5:00 p.m.

SUMMARY: Proposed development of a new 72-unit multiple-family residential development.

REQUEST: A consolidated application for an Urban Growth Preliminary Declaration; Tentative Partition Plan to create two parcels 3.0-acres and 1.05-acres in size; and Class 3 Site Plan Review, Class 1 Design Review and two Class 2 Driveway Approach Permits for development of the second phase of a multifamily apartment complex, with thirteen Class 2 Adjustments:

- 1) To eliminate the minimum 10-foot setback abutting a flag lot accessway, per SRC 514.010(d);
- 2) To eliminate the six-foot-tall fence for the setback to Phase 1 of the development on the abutting RMII-zoned property to the east, per SRC 514.010(d);
- 3) To reduce the number of trees to be planted along the parking area perimeter adjacent to Building S, per SRC 702.020(b)(7);
- 4) To reduce the minimum planter bay width of various planter islands throughout the parking area from nine feet to eight feet, per SRC 702.020(b)(7)(B);
- 5) To reduce the minimum setback for Building P from 36 feet to 28 feet to the north property line abutting an RA-zoned property, per SRC 702.020(e)(2)
- 6) To the building orientation of Building M and not provide an architecturally defined primary building entrance or direct pedestrian access for a building located within 25 feet of the property line abutting a street, per SRC 702.020(e)(5);
- 7) To the building orientation of Building R and not provide an architecturally defined primary building entrance or direct pedestrian access for a building located within 25 feet of the property line abutting a street, per SRC 702.020(e)(5);
- 8) To the building orientation of Building S and not provide an architecturally defined primary building entrance or direct pedestrian access for a building located within 25 feet of the property line abutting a street, per SRC 702.020(e)(5);
- 9) To not provide a porch or architecturally defined entry area for each ground level dwelling unit for Building M, per SRC 702.020(e)(6);
- 10) To not provide a porch or architecturally defined entry area for each ground level dwelling unit for Building N, per SRC 702.020(e)(6);
- 11) To not provide a porch or architecturally defined entry area for each ground level dwelling unit for Building P, per SRC 702.020(e)(6);
- 12) To not provide a porch or architecturally defined entry area for each ground level dwelling unit for Building R, per SRC 702.020(e)(6);
- 13) To not provide a porch or architecturally defined entry area for each ground level dwelling unit for Building S, per SRC 702.020(e)(6).

The development site is 4.05-acres in size, zoned RM-II (Multiple-Family Residential II) and located at 4455 27th Avenue SE (Marion County Assessor's Map and Tax Lot Numbers 083W12C / 600 and 800).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., February 24, 2025, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below, or submit comments online at <https://egov.cityofsalem.net/PlanningComments>*

CASE MANAGER: Peter Domine, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: pdomine@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☐ 2. I have reviewed the proposal and have the following comments: _____
- _____
- _____
- _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

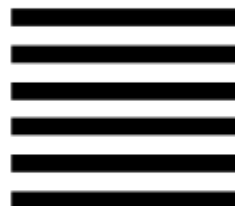


POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907

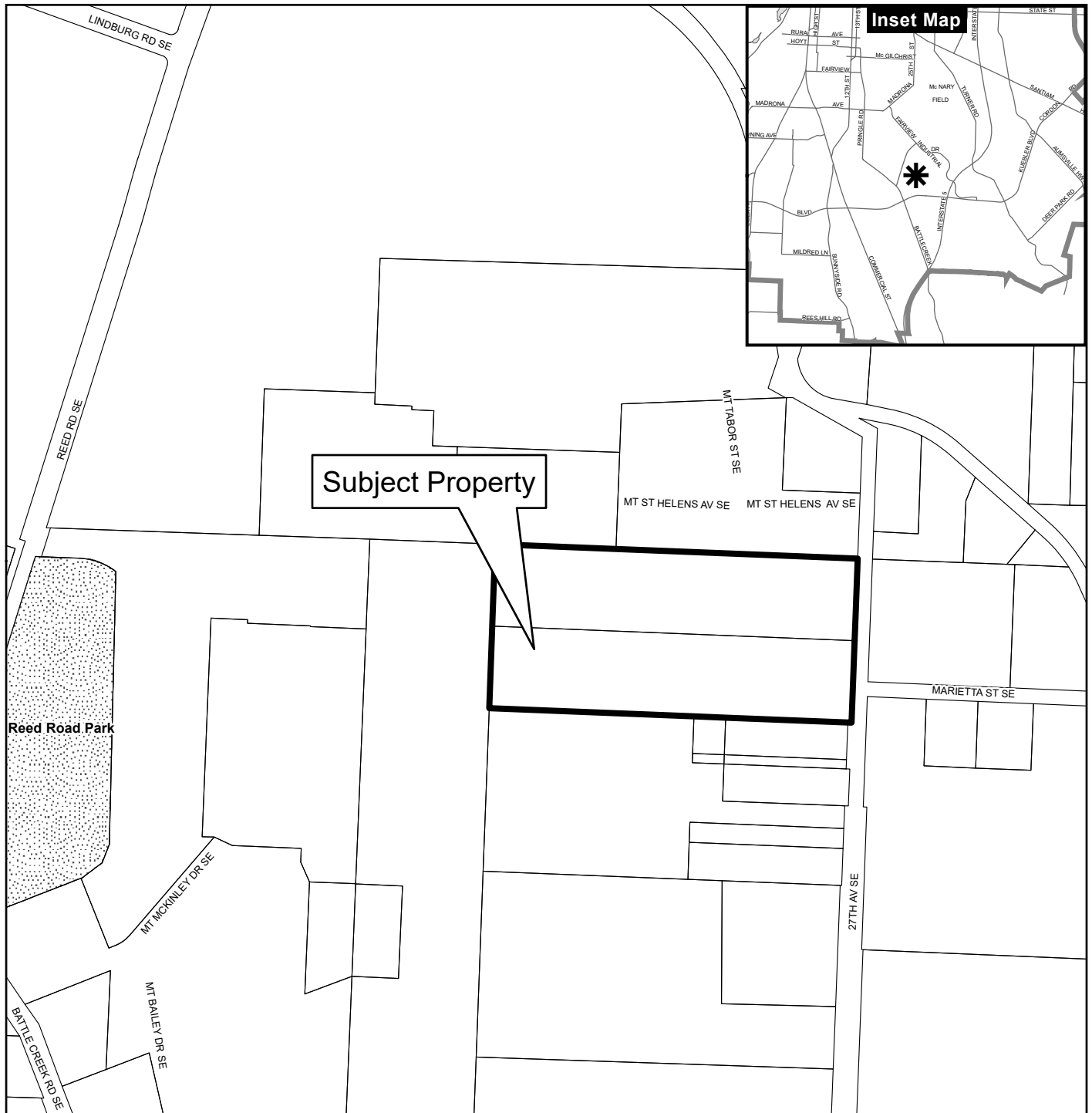


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

4455 27th Avenue SE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

Parks

CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 100 200 400 Feet





PROJECT INFORMATION

SITE INFORMATION

4455 27th Avenue SE
Salem, Oregon, 97302
(Marion County)

Tract Lot: 083W12C / 00600 and 0060800

Site Area: 3.017 acres

Zoning: RM2

PROJECT SUMMARY

120,000 sq. ft. of affordable apartment units in (2) three story buildings and (3) three story buildings with a basement. Site amenities include with tenant storage, bike storage, trash enclosures, maintenance office and on-site parking.

VICINITY MAP



VICINITY MAP

SCALE: NBS

PROJECT TEAM

OWNER Eckert Development LLC 14000 SW 10th Avenue Salem, OR 97302 Tel: 503-851-0870 CONTACT: Mike Biven Email: mbeiven@workreference.com	ARCHITECT Doug Crockett Architect LLC 11111 SW 10th Avenue Beverton, OR 97007 Tel: 503-750-0608 CONTACT: Doug Crockett Email: doug@crockettarchitect@gmail.com	STRUCTURAL ENGINEER Masstad Engineering Group Inc. 11111 SW 10th Avenue Beverton, OR 97007 Tel: 503-486-5987 CONTACT: Gary Masstad, P.E. Email: gary@gmgengineering.com
OWNER REPRESENTATIVE Eckert Development LLC 14000 SW 10th Avenue Salem, OR 97302 Tel: 503-851-0870 CONTACT: Rob Jarvis Email: robj@ndpdesigns.com	LANDSCAPE ARCHITECT Landscape Design, LLC 11111 SW 10th Avenue Salem, OR 97302 Tel: 503-965-2474 CONTACT: Steve Ward Email: steve@wardscveng.com	CIVIL ENGINEER Masstad Engineering Group Inc. 11111 SW 10th Avenue Beverton, OR 97007 Tel: 503-486-5987 CONTACT: Gary Masstad, P.E. Email: gary@gmgengineering.com

DRAWING INDEX

ARCHITECTURAL DRAWINGS	
A001	COVER SHEET - PROJECT INFORMATION / DRAWING INDEX
A100	MASTER SITE PLAN
A101	PHASE 2 SITE PLAN
A102	SITE LIGHTING
A103	TRAILER, STORAGE, BIKE STORAGE AND MAILBOX
A108	FOUNDATION DETAILS
A110	BUILDING PLANS - BLDG M
A111	BUILDING PLANS - BLDG N
A112	BUILDING PLANS - BLDG O
A113	BUILDING PLANS - BLDG P
A114	BUILDING PLANS - BLDG Q
A115	BUILDING PLANS - BLDG R
A116	BUILDING PLANS - BLDG S
A117	BUILDING PLANS - BLDG T
A118	BUILDING PLANS - BLDG U
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A120	STAIR DETAILS - BLDG M
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A123	STAIR DETAILS - BLDG P
A124	STAIR DETAILS - BLDG Q
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A201	BUILDING ELEVATIONS - BLDG N
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A204	BUILDING ELEVATIONS - BLDG Q
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A207	BUILDING SECTIONS - BLDG M
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A211	BUILDING SECTIONS - BLDG Q
A212	BUILDING SECTIONS - BLDG R
A213	BUILDING SECTIONS - BLDG S
A214	BUILDING SECTIONS - BLDG T
A215	BUILDING SECTIONS - BLDG U
A216	BUILDING SECTIONS - BLDG V
A217	BUILDING SECTIONS - BLDG W
A218	BUILDING SECTIONS - BLDG X
A219	BUILDING SECTIONS - BLDG Y
A220	BUILDING SECTIONS - BLDG Z

CONSTRUCTION IN THE PUBLIC RIGHT OF WAY REQUIRES A
SEPARATE PERMIT FROM THE PUBLIC WORKS ENGINEERING
DEPARTMENT

DEFERRED SUBMITTALS

1. FABRICATED WOOD ROOF TRUSSES

SEPARATE PERMITS REQUIRED

2. PLUMBING SYSTEMS
3. MECHANICAL SYSTEMS
4. ELECTRICAL SYSTEMS
5. SIGNAGE



© 2024
Doug Crockett
14670 SW Forest Drive
Salem, OR 97302
503-720-6608

GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 10-23-2024

COVER SHEET

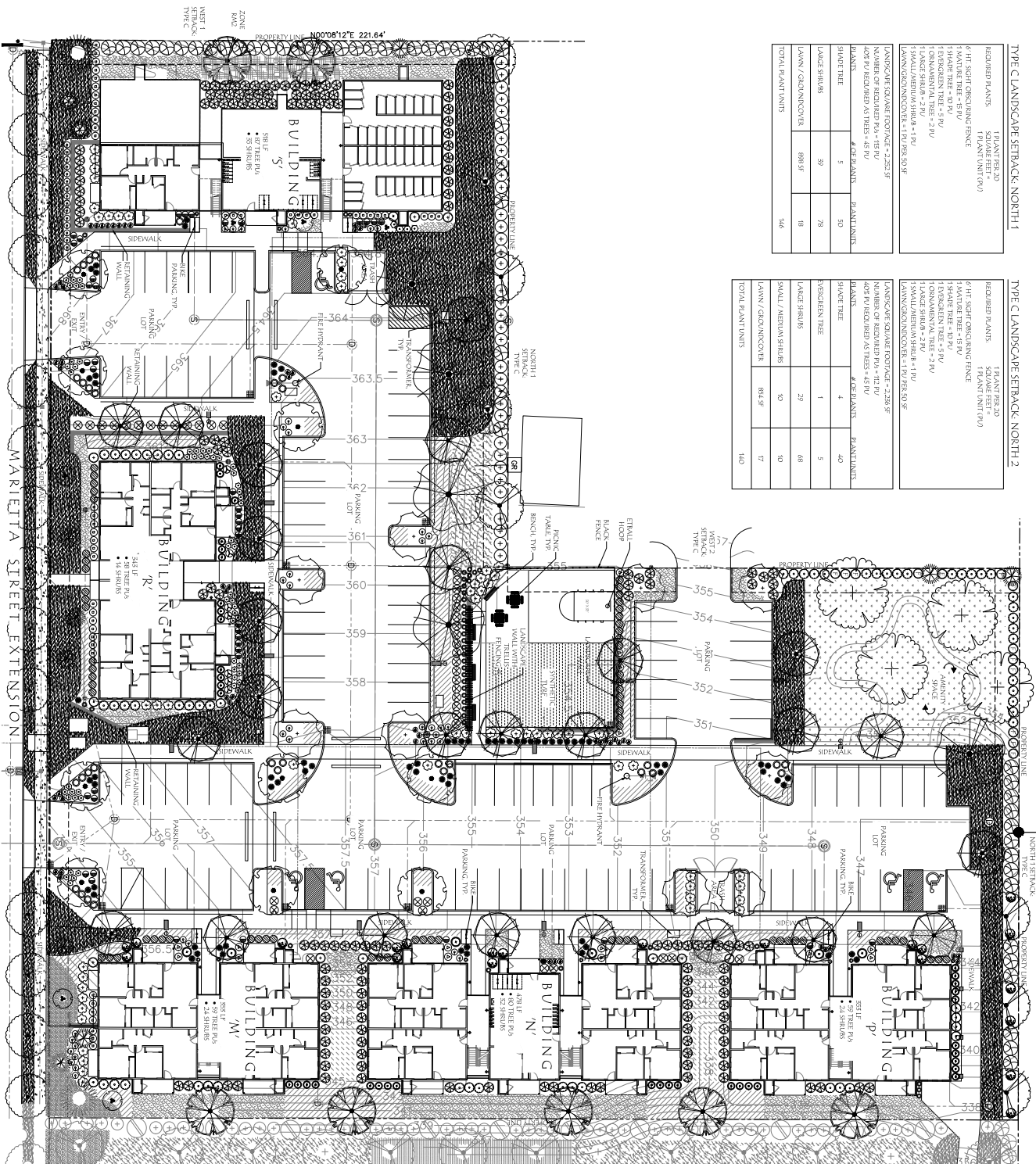
A001

TYPE C LANDSCAPE SETBACK, NORTH 1

REQUIRED PLANTS	1 PLANT PER 20 SQUARE FEET = 1 PLANT UNIT (P.U.)	
6" HT. SOFT ORNAMENTAL FENCE		
1 SHADE TREE - 10' P.V.		
1 EVERGREEN TREE - 5' P.V.		
1 LANCEOLATE TREE - 2' P.V.		
1 SMALL / MEDIUM SHRUB - 1' P.V.		
LANDSCAPE SQUARE FOOTAGE = 2,235 SF		
NUMBER OF REQUIRED P.U.'S = 119 P.U.		
40% P.V. REQUIRED AS TREES = 45 P.U.		
PLANTS	# OF PLANTS	PLANT UNITS
SHADE TREE	5	50
LANCE SHRUBS	39	78
SMALL / MEDIUM SHRUBS	888 SF	18
TOTAL PLANT UNITS		146

TYPE C LANDSCAPE SETBACK, NORTH 2

REQUIRED PLANTS	1 PLANT PER 20' PLANTS (UNIT/PU)
6" HT. SOFT ORNAMENTAL FENCE	
1 SHADE TREE - 10' P.V.	
1 EVERGREEN TREE - 5' P.V.	
1 LANCEOLATA TREE - 2' P.V.	
1 SMALL/MEDIUM SHRUB - 1' P.V.	
LANDSCAPE SQUARE FOOTAGE = 2,235 SF	
NUMBER OF REQUIRED P.U.'S = 112 P.U.	
40% P.V. REQUIRED AS TREES = 45 P.U.	
PLANTS	# OF PLANTS
SHADE TREE	4
EVERGREEN TREE	1
LANCE SHRUBS	29
SMALL / MEDIUM SHRUBS	10
LAND / CRACK/COVER	884 SF
TOTAL PLANT UNITS	140



GENERAL NOTES:

1. DRAWINGS ARE PRELIMINARY. NOT FOR CONSTRUCTION OR BIDDING.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN AND AMPLIFICATION.
3. SEE CITY DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
4. PLANTS TO BE SEED ACCORDING TO SDAIA. DO NOT SUBMIT FOR CRITICAL PLANTING.
5. STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST.
6. PLANTING REQUIREMENTS SEE THE SHEET.
7. PRELIMINARY PLANT SCHEDULE SEE SHEET 1.2.
8. PARKING LOT TREE CANOPY COVERAGE PLAN SEE SHEET 1.3.
9. LANDSCAPE TO BE RESISTANT BY AN AUTOMATIC IRRIGATION SYSTEM.

MULTIFAMILY LANDSCAPE REQUIREMENTS

SITE MAX SQUARE FOOTAGE (SQ. FT.) 18,421 SF

PROPOSED - 86 DOES NOT INCLUDE STREET TREES

SETBACK TO TYPE C LANDSCAPE

OPEN SPACE REQUIRED: 20% MINIMUM (2,284 SF) WITH NO MORE THAN 10% OF OPEN SPACE PROVIDED BY TREES.

DERIVATIVE OPEN SPACE AREA (2,284 SF) ALL SCORES ARE 25% OR LESS.

DERIVATIVE OPEN SPACE PROVIDED: 2,284 SF. THIS WORKS FIELD AND SEATING.

BUILDING PERIMETER: 1 TREE (10 UNITS) PER 60 FT. OF BUILDING WALL (WITHIN 50' OF BUILDING).

2 PLANT UNITS AT ENTRYWAYS (WITHIN 10' OF PARKING PERIMETER).

PARKING: 1 CANOPY TREE PER 50 FEET OF PARKING PERIMETER (WITHIN 10' OF PARKING PERIMETER).

TYPE C LANDSCAPE SETBACK, WEST 1

REQUIRED PLANTS	PLANT PER 20" SQUARE FEET = 1 PLANT UNIT (P.U.)	
6" HT. SOFT ORNAMENTAL FENCE		
1 SHADE TREE - 10' P.V.		
1 EVERGREEN TREE - 5' P.V.		
1 LANCE SHRUB - 2' P.V.		
1 SMALL/MEDIUM SHRUB - 1' P.V.		
LANDSCAPE SQUARE FOOTAGE = 1,899 SF		
NUMBER OF REQUIRED P.U.'S = 95 P.U.		
40% P.V. REQUIRED AS TREES = 38 P.U.		
PLANTS	# OF PLANTS	PLANT UNITS
SHADE TREE	3	30
EVERGREEN TREE	2	10
LANCE SHRUBS	27	54
SMALL / MEDIUM SHRUBS	3	3
LAND / CRACK/COVERS	608 SF	12
TOTAL PLANT UNITS		109

TYPE C LANDSCAPE SETBACK, WEST 2

REQUIRED PLANTS	18" ANTI-FR. 20" SQUARE FEET = 1 PLANT UNIT (P.U.)	
6" HT. SOFT ORNAMENTAL FENCE		
1 SHADE TREE - 10' P.V.		
1 EVERGREEN TREE - 5' P.V.		
1 LANCE SHRUB - 2' P.V.		
1 SMALL/MEDIUM SHRUB - 1' P.V.		
LANDSCAPE SQUARE FOOTAGE = 1,897 SF		
NUMBER OF REQUIRED P.U.'S = 94 P.U.		
40% P.V. REQUIRED AS TREES = 38 P.U.		
PLANTS	# OF PLANTS	PLANT UNITS
SHADE TREE	3	30
EVERGREEN TREE	2	10
LANCE SHRUBS	7	14
SMALL / MEDIUM SHRUBS	29	29
LAND / CRACK/COVER	404 SF	12
TOTAL PLANT UNITS		94

Laurus Designs, LLC



1012 Pine Street
Salem, Oregon 97301
503.784.6494
laurusdesigns.com

GRAND FIR APARTMENTS
PHASE II

4455 27TH AVENUE SE
SALEM, OREGON

REGISTERED
643
LIBRA ANTHONY
LANDSCAPE ARCHITECT
11/16/2007

PRELIMINARY PLANTING PLAN



SCALE: 1" = 20' - 0"
0' 10' 20' 40'
SCALE

DECEMBER 20TH, 2024

REVISIONS

DATE NOTES INITIALS

L1.1

SHEET 2 OF 4

PROJECT # 4008

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, T. 8S., R. 3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

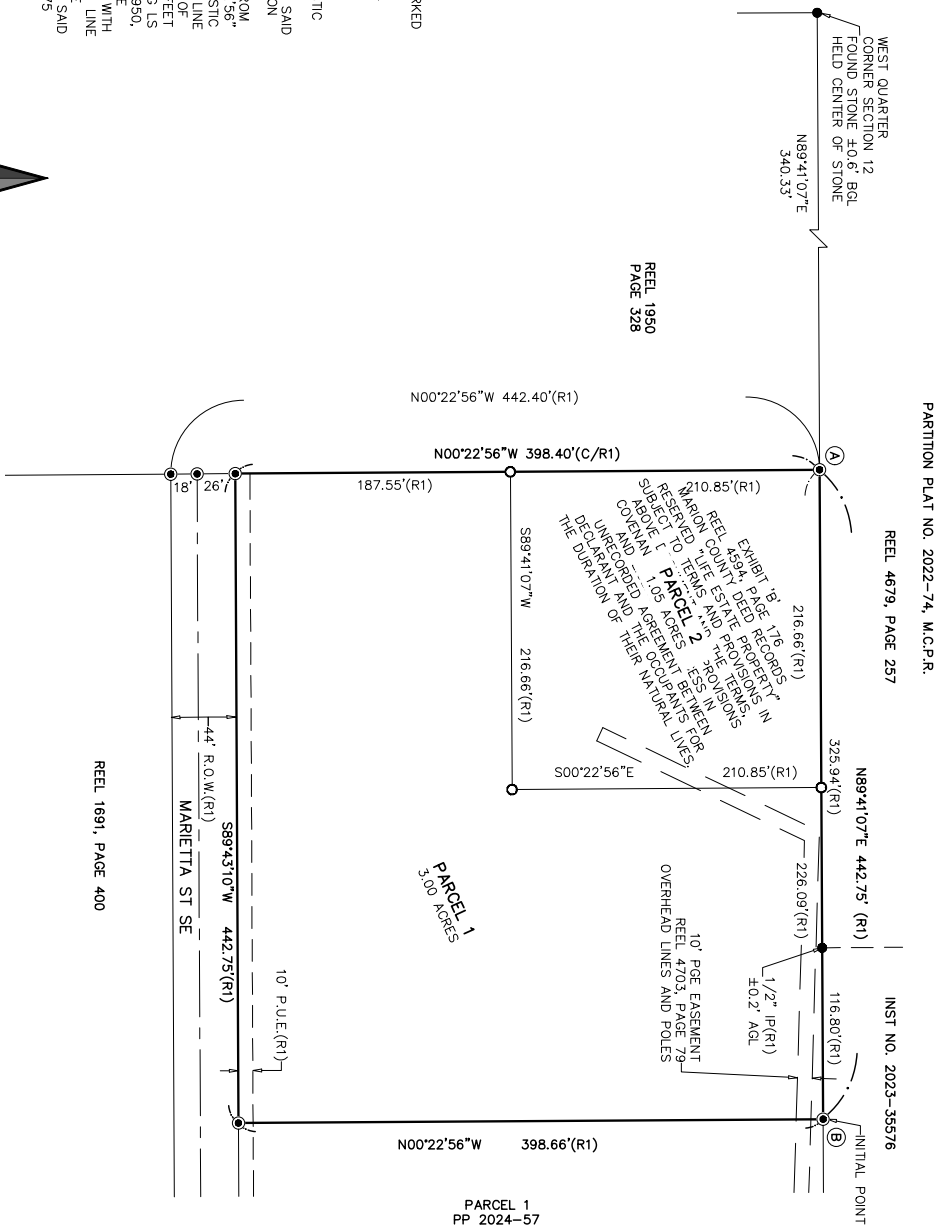
LEGEND:

- | | |
|-----------|--|
| | 5/8" x 30" IR WITH YPC STAMPED
"ASC SURVEYING LS 96569"
SET ON _____ |
| ● | 5/8" IRON ROD WITH YPC STAMPED
"ASC SURVEYING LS 96569" (71) |
| ● | FOUND MONUMENT AS NOTED
RECORD DATA REFERENCE |
| (M) | MEASURED DATA |
| | IRON ROD |
| IP | IRON PIPE, INSIDE DIAMETER |
| YPC | YELLOW PLASTIC CAP |
| ABL | ABOVE GROUND LEVEL |
| BGL | BELOW GROUND LEVEL |
| REF | REFERENCED IN |
| M.C.D.R. | MARION COUNTY DEED RECORDS |
| M.C.P.R. | MARION COUNTY PLAT RECORDS |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| R.O.W. | RIGHT-OF-WAY |
| INST. NO. | INSTRUMENT NUMBER |
| (A) | POINTS REFERENCED IN NARRATIVE |

SURVEYOR'S CERTIFICATE:

1. RICHARD KENNEDY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, IN THE CITY OF SALEM, MARION COUNTY, OREGON, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ASC SURVEYING LS 96569" AT THE NORTH-EAST CORNER OF PARCEL 2, PARTITION PLAT NO. 2024-57, MARION COUNTY PLAT RECORDS, SAID POINT ALSO BEING THE NORTH-EAST CORNER OF PARCEL 1 OF SAID PARTITION PLAT AND A POINT ON THE SOUTH LINE OF DEED DOCUMENT RECORDED AS INSTRUMENT NO. 2023-35576, MARION COUNTY DEED RECORDS; THENCE FROM SAID INITIAL POINT ALONG THE WEST LINE OF SAID PARCEL 1, SOUTH 07°22'56" EAST A DISTANCE OF 398.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ASC SURVEYING LS 96569" ON THE NORTH-RIGHT-OF-WAY LINE OF MARLETTA STREET SE, THENCE ALONG THE NORTH-RIGHT-OF-WAY LINE OF SAID MARLETTA STREET SE, SOUTH 89°43'10" WEST A DISTANCE OF 442.75 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ASC SURVEYING LS 96569" ON THE EAST LINE OF THAT DEED DOCUMENT RECORDED IN REEL 1950, PAGE 328, MARION COUNTY DEED RECORDS; THENCE ALONG SAID EAST LINE, NORTH 10°02'22" WEST A DISTANCE OF 398.40 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ASC SURVEYING LS 96569" ON THE SOUTH LINE OF PARTITION PLAT NO. 2022-74, MARION COUNTY PLAT RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PARTITION PLAT AND THE SOUTH LINE OF SAID INSTRUMENT NO. 2023-35576 NORTH 89°41'07" EAST A DISTANCE OF 442.75 FEET TO THE INITIAL POINT.



CONTAINING 4.05 ACRES, MORE OR LESS



REFERENCE DATA:

R1 PARTITION PLAT NO. 2024-57

I CERTIFY THIS TO BE AN
TRUE AND VALID COPY OF

REGISTERED
PROFESSIONAL
-AND SURVEYOR

JULY 13, 2021
 RICHARD H. KENNEDY
 96569
 RENEWS: 6/30/25



ASC SURVEYING LLC
8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
971-224-5471