



555 Liberty Street SE / Room 305 • Salem OR 97301-3503 • Phone 503-588-6213 • Fax 503-588-6025
www.cityofsalem.net/planning • www.cityofsalem.net

April 21, 2025

LAND USE APPLICATION - COMPLETENESS REVIEW

Project Information

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Subject Property: | 1555 20 th Street SE |
| Reference Number: | 25-104676-PLN |
| Application Type: | Replat Tentative Plan |
| Date Application Accepted: | February 26, 2025 |
| Applicant: | Brand Land Use Britany Randall britany@brandlanduse.com |
| Contact: | Shelby Guizar shelby@brandlanduse.com Dalke Construction Co., Inc. tracie@dalkeconstruction.com |

Staff Contact

| | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Land Use Planner: | Peter Domine, Planner II pdomine@cityofsalem.net / 503-540-2311 |
| Infrastructure Planner: | Laurel Christian, Infrastructure Planner III lchristian@cityofsalem.net / 503-584-4632 |

Land Use Review Comments

Prior to deeming your applications complete, modifications and/or additional information must be provided to address items detailed below.

Applicant should provide a response in the last column for each item or indicate if the item is not being provided. Items not addressed or provided may result in conditions of approval or denial of the land use application.

Your application, which is incomplete, will be deemed complete upon receipt of one of the following:

- (1) All of the missing information.
- (2) Some of the missing information and written notice from you (the applicant) that no other information will be provided.
- (3) Written notice from you (the applicant) that none of the missing information will be provided.

You have 180 days (August 25, 2025) from the date the application was first submitted (February 26, 2025) to respond in one of the three ways listed above, or the application will be deemed void.

The Salem Revised Code may be accessed online at the following location:
<https://www.cityofsalem.net/government/laws-rules/salem-revised-code>

| Completeness Review Items | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Submittal Requirements – The following items have been identified as required material to be provided by the application(s) prior to deeming the application “complete”: | | |
| Submittal Requirement | Description | Applicant Response <i>i.e., Written Response, Submitted, Not Providing</i> |
| Tentative Plan Addressed | <p>The tentative plan does not include all required items listed under SRC 205.030(a).</p> <ul style="list-style-type: none">• SRC 205.030(a)(1) A title block on each sheet indicating the proposed subdivision or phased subdivision name, or, if available, the partition number; the names and addresses of the landowner; the names and addresses of the professional engineers or surveyors responsible for preparing the plan; date; and township, range and section of the subject property• SRC 205.030(a)(3) The location of all property lines within 50 feet of the perimeter of the subject property• SRC 205.030(a)(4) The boundaries, dimensions, and area of each proposed lot or parcel• SRC 205.030(a)(7) The location of all existing and proposed easements;• SRC 205.030(a)(11) The location of the floodplain. | |
| Property Line Adjustment Submitted See comments | <p>Survey recommends the appropriate path forward would be a replat to consolidate the lots within Block 3, Lafky’s Addition, then a property line adjustment to adjust the line between said block and tax lot 2800.</p> <p>The PLA may be consolidated with the replat application. Please provide all the required information for a PLA listed in SRC 205.055.</p> <p>2nd Review Comment: The project surveyors stamp signed preliminary is missing from the tentative plat, tentative PLA site plan and the PLA deeds.</p> | |
| Lot Legality / Underlying Plat Not Addressed | <p>Survey is not able to determine lot legality at this time. The applicant shall submit evidence that the property is lawfully established.</p> <p>The subject properties consist of multiple units of land:</p> <ul style="list-style-type: none">• Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Block 3, Lafky’s Addition to Salem Oregon.• Tax lot 2800 appears to be the vacated plat of Oakland Park Addition to Salem Oregon. | |

| | | |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| | <ul style="list-style-type: none">○ The project surveyor shall justify the plat has been vacated and submit the vacation documents, determine if roadways are still in place and if there are any underlying easements. <p>The project surveyor shall provide evidence that tax lot 2800 is the vacated plat of Oakland Park Addition to Salem Oregon, determine if the roadways are still in place and if there are any underlying easements. If tax lot 2800 is not the vacated plat, chain of title back to 1968 will need to be provided for review.</p> <p>2nd Review Comments: The information regarding the vacation of the Oakland Park has not been provided and is necessary to determine if the application can proceed or if additional applications are required. The project Surveyor may contact the City Surveyor if clarification on what is needed is necessary.</p> | |
| Easements Not addressed. | <p>The tentative plan submitted does not include proposed access and utility easements. There are several easements listed on the title report. The applicant shall include all existing and proposed easements located on the site pursuant to SRC 205.030(a)(7).</p> <p>2nd Review Comments: Easements still missing from tentative plan per Title Report.</p> | |

PUBLIC RECORD REPORT

THIS REPORT IS FOR THE EXCLUSIVE USE OF:

| | |
|---------------------|-------------------------------|
| Barker Surveying | Date Prepared: April 29, 2025 |
| 3657 Kashmir Wy. SE | File Number: 677454AM |
| Salem, OR 97317 | Title Officer: Whitney Estes |

Attn: Gabe Lewman

CONDITIONS, STIPULATIONS AND DEFINITIONS

(I) Definitions:

- (a) “Customer”: The person or persons named or shown on this cover sheet.
- (b) “Effective date”: The title plant date of AmeriTitle, referred to in this report as “AmeriTitle”.
- (c) “Land”: The land specifically described in this public record report and improvements affixed thereto which by law constitute real property.
- (d) “Public records”: Those records which by the laws of the State of Oregon impart constructive notice of matters relating to said land.

(II) Liability of AmeriTitle:

- (a) THIS IS NOT A COMMITMENT TO ISSUE TITLE INSURANCE AND DOES NOT CONSTITUTE A POLICY OF TITLE INSURANCE.
- (b) The liability of AmeriTitle for errors or omissions in this public record report is limited to the amount of the fee paid by the customer, provided, however, that AmeriTitle has no liability in the event of no actual loss to the customer.
- (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the customer.

(III) Report Entire Contract:

Any right or action or right of action that the customer may have or may bring against AmeriTitle and/or its underwriter arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of AmeriTitle. By accepting this form report, the customer acknowledges and agrees that the customer has elected to utilize this form of public record report and accepts the limitation of liability of AmeriTitle as set forth herein.

(IV) Fee:

The fee charge for this Report does not include supplemental reports, updates or other additional services of AmeriTitle.

REPORT

Effective Date: April 23, 2025

A. The Land referred to in this public record report is located in the County of Marion, State of Oregon, and is described as follows:

See attached Exhibit 'A'

B. As of the Effective Date and according to the public records, we find title to the Land apparently vested in:

Salem Watumull, LLC, an Oregon Limited Liability Company

C. As of the Effective Date and according to the public records, the Land is subject to the following chain of conveyances and contracts to convey title during the period beginning on the recording date of the earliest recorded instrument shown below and ending on the recording date of the latest recorded instrument shown below:

Instrument: Statutory Warranty Deed,
Recorded: July 1, 1999
Instrument No.: [Reel: 1613, Page: 67](#)
Grantor: Wilshire Real Estate Partnership L.P., a Delaware limited partnership
Grantee: Salem Watumull, LLC, an Oregon Limited Liability Company

Instrument: Statutory Warranty Deed,
Recorded: June 29, 1998
Instrument No.: [Reel: 1500, Page: 595](#)
Grantor: Wilshire Real Estate Investment Corporation, a Delaware corporation
Grantee: Wilshire Real Estate Partnership L.P., a Delaware limited partnership

Instrument: Statutory Warranty Deed,
Recorded: February 18, 1998
Instrument No.: [Reel: 1463, Page: 337](#)
Grantor: Agripac, Inc., an Oregon co-operative corporation
Grantee: Wilshire Real Estate Investment Corporation, A Delaware Corporation

Instrument: Warranty Deed,
Recorded: March 1, 1985
Instrument No.: [Reel: 378, Page: 137](#)
Grantor: Castle & Cooke, Inc.
Grantee: Agripac, Inc., an Oregon co-operative corporation

Instrument: Grant Deed,
Recorded: May 14, 1964
Instrument No.: [Volume: 585 Page: 841](#)
Grantor: Dole Corporation, a Hawaii corporation
Grantee: Castle & Cooke, Inc. a Hawaii corporation

Instrument: Grant Deed,
Recorded: June 22, 1961
Instrument No.: [Volume: 546 Page: 106](#)
Grantor: Hapco Corporation, a Hawaiian corporation who's name was changed from Dole Corporation on May 31, 1961 but prior to the execution and delivery hereof and which was known prior to September 30, 1960 as Hawaiian Pineapple Company, Limited
Grantee: Dole Corporation, a Hawaiian corporation

Order No. 677454AM
Page 3 of 4
Public Record Report
Instrument: Deed,
Recorded: December 31, 1957
Instrument No.: [Volume: 507 Page: 135](#)
Grantor: Paulus Bros. Packing Co., an Oregon corporation
Grantee: Hawaiian Pineapple Company, Limited, a Hawaii corporation

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 677454AM

Beginning at a point on the East side of South 14th Street, in Salem, Marion County, Oregon, formerly a County Road, which point is 260 feet East and 30 feet North of the Southwest corner of the lands formerly owned by Chas. Craft, by virtue of a decree of partition, made and executed in the Circuit Court of the State of Oregon, for the County of Marion, in a suit wherein said Chas. Craft was Plaintiff and the widow and heirs of Joseph Watt, deceased, were defendants, which said decree is recorded in Journal 4 of said Court at page 193 thereof; thence North 2°43'15" West 886.79 feet following the East line of South 14th Street to a point marked with a 2" iron pipe; thence North 89°59'45" East 1393.09 feet to a point marked with a 1-1/2" iron pipe; thence South 1°51' East 875.93 feet to a point marked with a 2" iron pipe; thence South 89°34' West 1379.33 feet to the place of beginning.

KNOW ALL MEN BY THESE PRESENTS, That PAULUS BROS.

PACKING CO., an Oregon corporation, hereinafter called, the

"Grantor", in consideration of the sum of ONE DOLLAR (\$1.00)

and other good and valuable consideration, receipt of which

is hereby acknowledged, to it paid by HAWAIIAN PINEAPPLE

COMPANY, LIMITED, a Hawaii corporation, hereinafter called

the "Grantee", does hereby grant, bargain, sell and convey

unto the said Grantee, its successors and assigns, forever,

the following described real property situated in the City

of Salem, County of Marion, State of Oregon, to wit:

Beginning at a point on the East side of South 14th Street, in Salem, Marion County, Oregon, formerly a County Road, which point is 260 feet East and 30 feet North of the Southwest corner of the lands formerly owned by Chas. Craft, by virtue of a decree of partition, made and executed in the Circuit Court of the State of Oregon, for the County of Marion, in a suit wherein said Chas. Craft was plaintiff and the widow and heirs of Joseph Watt, deceased, were defendants, which said decree is recorded in Journal 4 of said Court at page 193 thereof; thence North 2° 43' 15" West 886.79 feet following the East line of South 14th Street to a point marked with a 2" iron pipe; thence North 89° 59' 45" East 1393.09 feet to a point marked with a 1-1/2" iron pipe; thence South 1° 51' East 875.93 feet to a point marked with a 2" iron pipe; thence South 89° 34' West 1379.33 feet to the place of beginning.

SUBJECT, HOWEVER, to easements for utilities, including but not limited to water, electricity, telephone and railroad spurs, no notice of which is of record.

SUBJECT, ALSO, to unrecorded leases to Gerber Products Co. mentioned in mortgage to New England Mutual Life Insurance Company, recorded June 5, 1953, in Volume 389, page 271, Mortgage Records of Marion County, Oregon.

AND the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor therein and thereto.

TO HAVE AND TO HOLD the same, together with all buildings and improvements thereon and the tenements, rights, easements, privileges and the appurtenances thereunto belonging or in any wise appertaining, unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, PAULUS BROS. PACKING CO. has by resolution of its Board of Directors, duly adopted, caused these presents to be duly executed by its President and its Secretary-Treasurer and to be attested by its Assistant Secretary and its corporate seal to be affixed as of the 31st day of December, 1957.

PAULUS BROS. PACKING CO.

By [Signature]
Its President

By [Signature]
Its Secretary-Treasurer

ATTEST:

[Signature]
Assistant Secretary



STATE OF OREGON }
COUNTY OF MARION } SS.

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On this 31st day of December, 1957, before me, the undersigned, a Notary Public in and for said County and State, personally appeared L. H. HOGUE and P. REYNOLDS, to me personally known, who, being duly sworn, did say that they are the President and Secretary-Treasurer, respectively, of PAULUS BROS. PACKING CO., and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.

V. L. Hill
Notary Public

My Commission expires:

Feb. 14, 1960

INDEXED

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STATE OF OREGON

NOTES

DEC 31 1957

at

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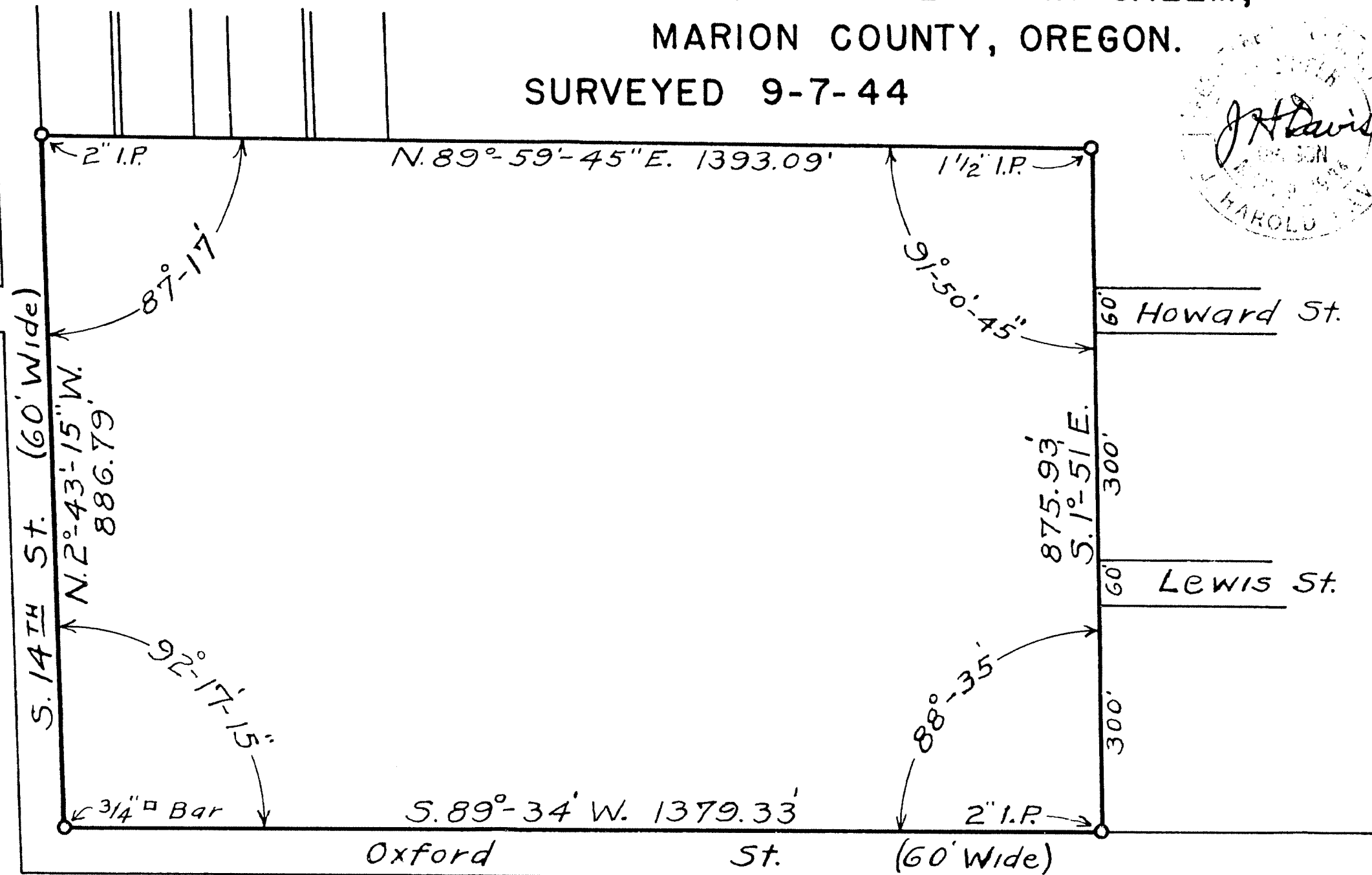
DEC 31 1957

at

DEC 31 1957

at

SURVEY FOR THE AMERICAN CAN CO.
ACREAGE PROPERTY IN SALEM,
MARION COUNTY, OREGON.
SURVEYED 9-7-44



| Bearing | Dist. | Cos. | Sin. | North. | South. | East. | West. |
|-------------------|---------|----------|----------|--------|--------|---------|---------|
| N. 2°-43'-15" W. | 886.79 | .9988727 | .0474696 | 885.79 | | | 42.09 |
| N. 89°-59'-45" E. | 1393.09 | .0000727 | 1.00 | .10 | | 1393.09 | |
| S. 1°-51'-00" E. | 875.93 | .9994788 | .0322830 | | 875.47 | 28.28 | |
| S. 89°-34'-00" W. | 1379.33 | .0075630 | .9999714 | | 10.43 | | 1379.29 |
| | | | | 885.89 | 885.90 | 1421.37 | 1421.38 |

PROPOSED RE-PLAT EXHIBIT LOTS 1 - 12, BLOCK 3, LAFKEY'S ADDITION TO SALEM OREGON

N.W 1/4 & N.E. 1/4 SEC. 35 T. 7 S., R. 3 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

OWNER
SALEM WATUMULL, LLC
307 LEWER ST #600
HONOLULU, HI 96815

SITE ADDRESS
1610 14TH ST SE
SALEM, OR 97302

TOTAL AREA
1.85 ACRES

FEMA
ZONE AO (DEPTH 1)
41047C0342 H

ZONING INFO
GENERAL INDUSTRIAL (IG)

TAX LOTS
073W35BD
100, 200, 300, 500, 600,
700, 900, 1000, 1100, 1200,
1300, & 1400

SURVEYOR
BRAD HARRIS
BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OR 97317
503-588-8800
brad@barkerwilson.com



SCALE: 1" = 50'

(A) - LOT LINES TO BE REMOVED

ASPH - ASPHALT
SWK - SIDEWALK
EOP - EDGE OF PAVEMENT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

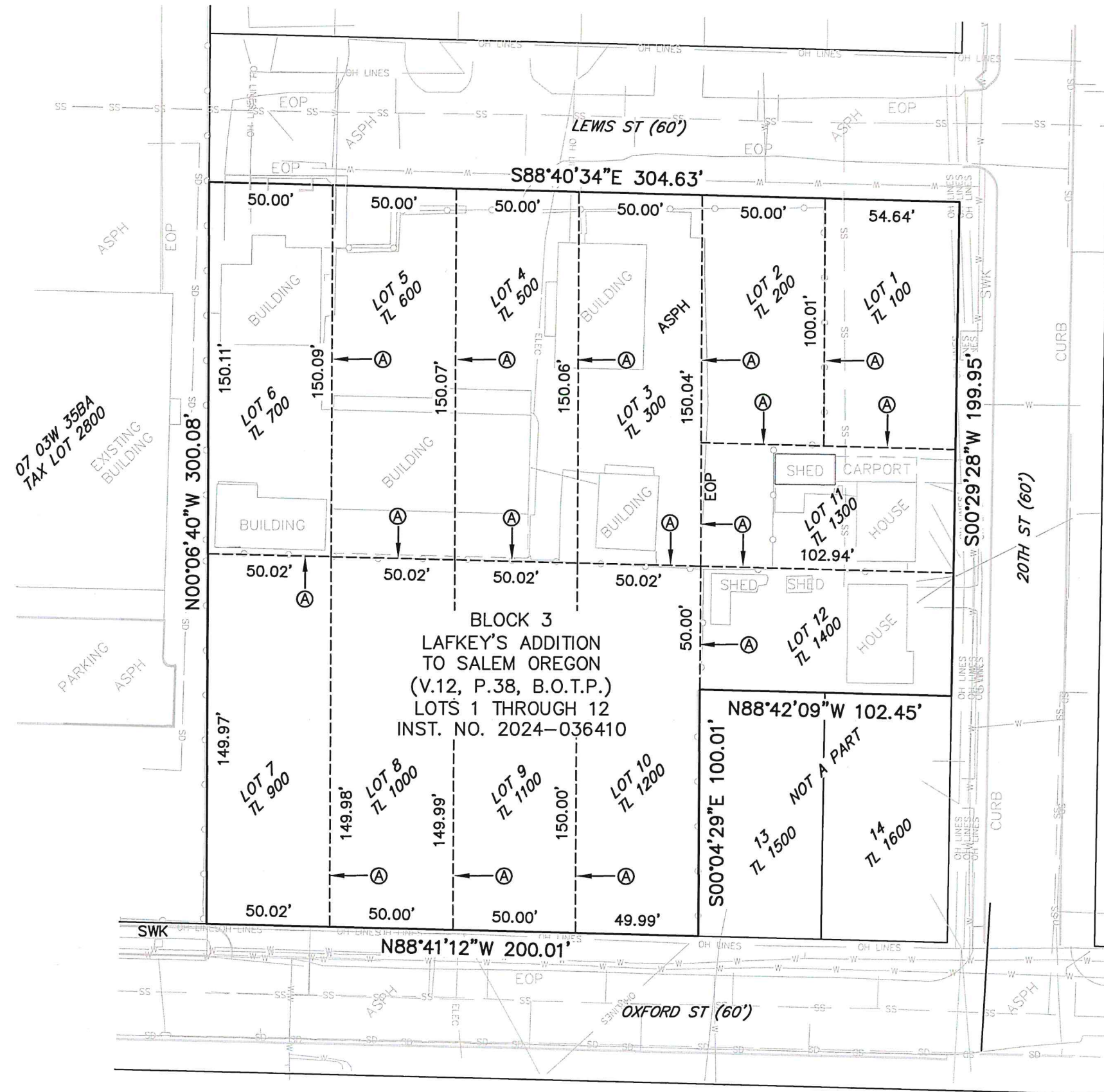
OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 06/30/2025



**BARKER
SURVEYING**

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: BRAD@BARKERWILSON.COM

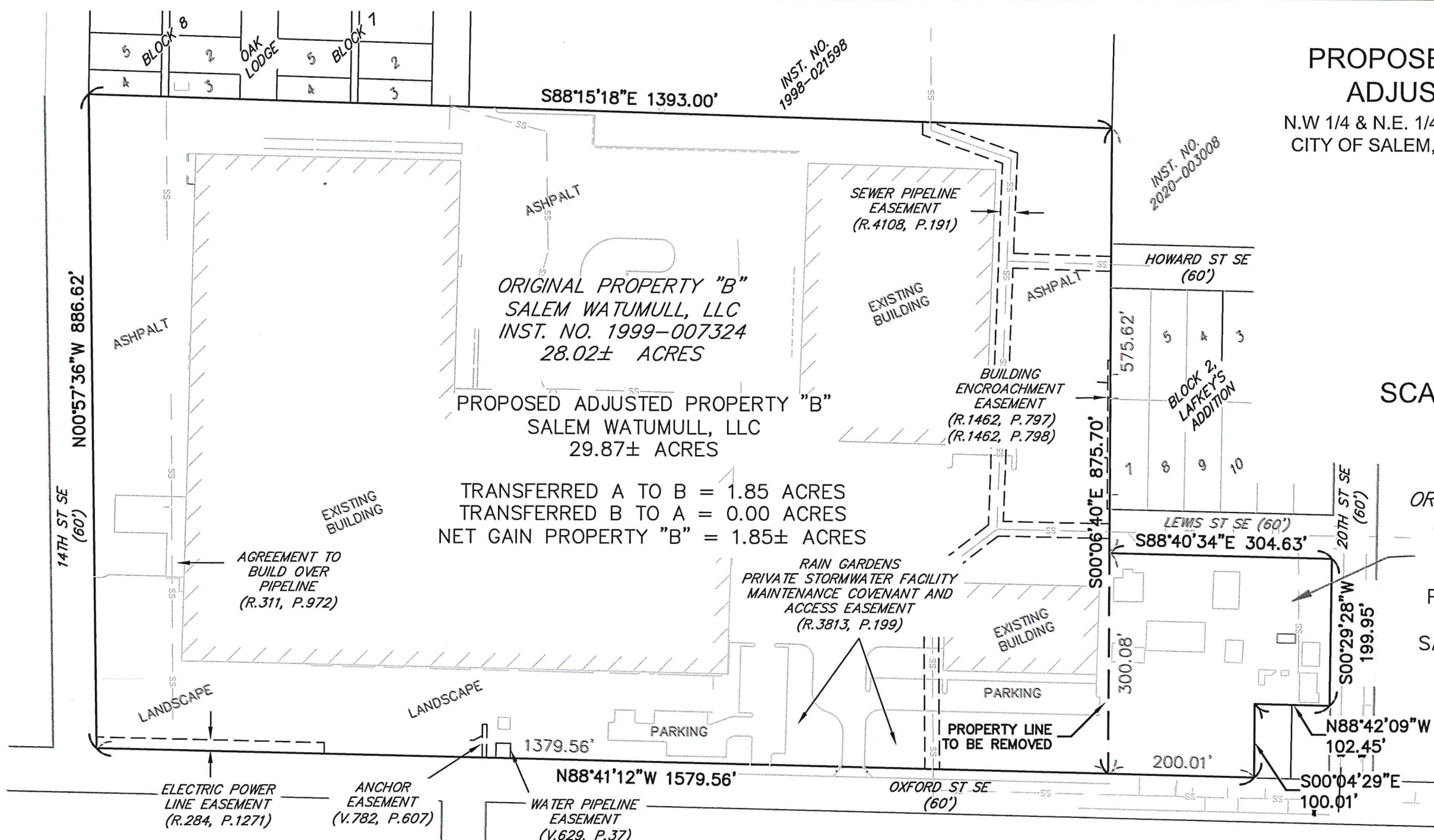


PROPOSED PROPERTY LINE ADJUSTMENT EXHIBIT

N.W 1/4 & N.E. 1/4 SEC. 35 T. 7 S., R. 3 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON



SCALE: 1" = 150'



ORIGINAL PROPERTY "A"
PROPOSED PARCEL 1,
P.P. 20 _____
1.85± ACRES

PROPOSED ADJUSTED
PROPERTY "A"
SALEM WATUMULL, LLC
0.00± ACRES

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 06/30/2025



**BARKER
SURVEYING**

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: BRAD@BARKERWILSON.COM

OWNER
SALEM WATUMULL, LLC
307 LEWER ST #600
HONOLULU, HI 96815

SITE ADDRESS
1610 14TH ST SE
SALEM, OR 97302

ZONING INFO
GENERAL INDUSTRIAL (IG)

TAX LOTS
073W3535BA, BB, BC, BD
2800 AND REPLATTED
100, 200, 300, 500, 600,
700, 900, 1000, 1100, 1200,
1300, & 1400

TOTAL AREA
29.87 ACRES

FEMA
ZONE AO (DEPTH 1)
41047C0342 H

SURVEYOR
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BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OR 97317
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brad@barkerwilson.com