

PROPOSED REPLAT

A PROPOSED CONSOLIDATION OF LOTS 7, 8, 9, AND 10 OF THE WALNUT GROVE ADDITION TO THE CITY OF SALEM
LOCATED IN SW 1/4 SECTION 34, T. 7 S, R. 3 W, W.M.



1" = 20'

LOCATION:
2390 COMMERCIAL ST SE
TAXLOT 073W34CA03900

DEED:
INSTRUMENT NO. 2023-6232

FLOOD:
PROPERTY IS OUTSIDE
500-YEAR FLOODPLAIN PER
FIRM 41047C0341H
PUBLISHED 1/2/2003

ZONING:
MU-III (MIXED USE)

SURVEYOR:
Brad R Harris, PLS
BARKER SURVEYING
3657 KASHMIR WAY S.E.
SALEM, OR 97317
(503) 588-8800 EXT. 6
BRAD@BARKERWILSON.COM



BARKER
SURVEYING

BLOCK 3,
WALNUT GROVE ADDITION TO SALEM
VOLUME 4, PAGE 27,
BOOK OF TOWN PLATS

2350 COMMERCIAL ST
TAXLOT# 073W34CA04001
ZONED MU-III

LOT 6 LOT 11

N89°29'12"E 181.27'

81.20'

100.07'

50.07'

S02°46'05"W 99.86'

49.79'

99.92'

JUDSON ST SE

LOT 7
4,135 SQ. FT.

LOT 10
5,002 SQ. FT.

LOT 8
4,084 SQ. FT.

LOT 9
4,974 SQ. FT.

PROPOSED CONSOLIDATED PROPERTY
18,195 SQUARE FEET

ORIGINAL LOT LINE

N05°54'54"E 83.43'

33.05'

N48°38'31"W
25.55'

65.94'

S89°23'46"W 165.86'

RIGHT OF WAY
DEDICATED IN
R. 431, P. 129,
MCDR

COMMERCIAL ST SE - ROW VARIES