



Public Works Department

555 Liberty Street SE / Room 325 • Salem OR 97301-3513 • Phone 503-588-6211 • Fax 503-588-6025

November 30, 2020

East Park LLC
27375 SW Parkway Avenue
Wilsonville OR 97070

**SUBJECT: Wetland Land Use Notification: 255 Cordon Road SE
Permit # 20-114739-LD**

Tax lots 072W29C00100, 072W29B00300, 072W29B00400, 072W29C00400, 072W29C00300, 072W29B00201, 072W29C00200, 072W29B00200, 072W29C00199, and 072W29C00101 at the above address may contain mapped wetlands or waterways as is indicated on the Salem-Keizer Local Wetland Inventory. *Oregon Revised Statute 227.350(5)* allows the City of Salem to issue development permits and approvals for activities for parcels identified as, or including wetlands on, the Local Wetland Inventory upon the following:

- Providing written notice to the applicant and landowner of the possible presence of wetlands on your property;
- Providing written notice to the applicant and landowner of the potential need for state and federal wetland permits; and
- Providing Department of State Lands (DSL) with a copy of the notification.

All, or a portion of this property has been identified as wetland and/or waterway on the Statewide Wetland Inventory *or in close proximity* to a mapped wetland and/or waterway site. If you have evidence to the contrary, please contact me as soon as possible at 503-588-6211. If the site contains a jurisdictional wetland, this proposal may require a permit from DSL and/or the Army Corps of Engineers. You must obtain any necessary state or federal permits before beginning your project. The City of Salem is not liable for any delays in the processing of state or federal permits. Enclosed is a copy of the wetland land use notice sent to DSL. DSL will contact you if any permits are required, or further information is necessary.

Jason Valyou
Program Coordinator

JP:\fileshare2\PWCommon\Common\PAC\DevSvcsLandUse\20-114739-LD_East Park Phase 1 Final PUD\WLUN\20-114739-LD_WLUN Letter.doc.docx

Enclosures: GIS Map; Site Map; Wetland Land Use Notification Form

cc: Zachary Diehl, Natural Resource Program Coordinator
File

**Transportation and Utility
Operations**

1410 20th Street SE / Building 2
Salem OR 97302-1209
Phone 503-588-6063
Fax 503-588-6480

Parks Operations

1460 20th Street SE / Building 14
Salem OR 97302-1209
Phone 503-588-6336
Fax 503-588-6305

**Willow Lake Water Pollution
Control Facility**

5915 Windsor Island Road N
Keizer OR 97303-6179
Phone 503-588-6380
Fax 503-588-6387



1 inch = 400 feet



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.

CORDON ROAD NE - MR 97 (100')

50' ROW
BASIS OF BEARING
[S00°51'36"E 1257.51']

EAST PARK ESTATES

IN THE NW & SW 1/4 SEC., 29 T. 7 S., R. 2 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

PARCEL 1 P.P. 2020

LINE DATA			LINE DATA		
LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	N89°59'11"E	13.55'	L8	N50°38'03"W	21.00'
L2	N00°00'49"W	69.00'	L9	N39°21'57"E	75.00'
L3	N00°00'49"W	52.00'	L10	N39°21'57"E	120.09'
L4	N00°00'49"W	74.00'	L11	N30°33'53"E	59.15'
L5	N39°21'57"E	98.19'	L12	N11°09'40"E	57.98'
L6	S50°38'03"E	21.00'	L13	N00°00'49"W	46.00'
L7	N39°21'57"E	60.00'	L14	N89°59'11"E	12.50'

CURVE DATA				CHORD BEARING		DIST.	
CURVE	RADIUS	DELTA	ARC LENGTH				
C33	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'		
C34	25.00'	90°00'00"	39.27'	N84°21'57"E	35.36'		
C35	224.00'	39°22'46"	153.96'	N19°40'34"E	150.94'		
C36	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'		
C37	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'		

NOTES:
1. ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.

FOUND MONUMENT, SEE TABLE

5/8" IRON ROD WITH YELLOW PLASTIC CAP
SCRIBED "MULTI/TECH ENG." PER SURVEY NOTED
SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."

MCSR = MARION COUNTY SURVEY RECORD
BOTP = BOOK OF TOWN PLATS

P. = PAGE

V. = VOLUME

R. = REEL

PUE = PUBLIC UTILITY EASEMENT

RAD = RADIUS

ROW = RIGHT OF WAY

[] = RECORD DATA PER MCSR 39238, UNLESS OTHERWISE NOTED

() = RECORD DATA PER MCSR 39238, UNLESS OTHERWISE NOTED

MONUMENT TABLE

A. 5/8" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "DLT & ASSOC. PLS 1362" PER MCSR 31002
B. 1/2" IRON PIPE WITH UNREADABLE YELLOW PLASTIC CAP PER MCSR 29413
C. 1/2" IRON PIPE, NO CAP, PER MCSR 29413
D. 3/4" IRON PIPE TIED IN MCSR 38637



REGISTERED
PROFESSIONAL
LAND SURVEYOR
#6437

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2021

1" = 100'

08/21/2020

#6437

SHEET INDEX

SHEET 1 - OVERALL BOUNDARY,

MONUMENT TABLE, LOTS 148,

149, AND TRACT A

SHEET 2 - NORTHERLY LOT DETAIL,

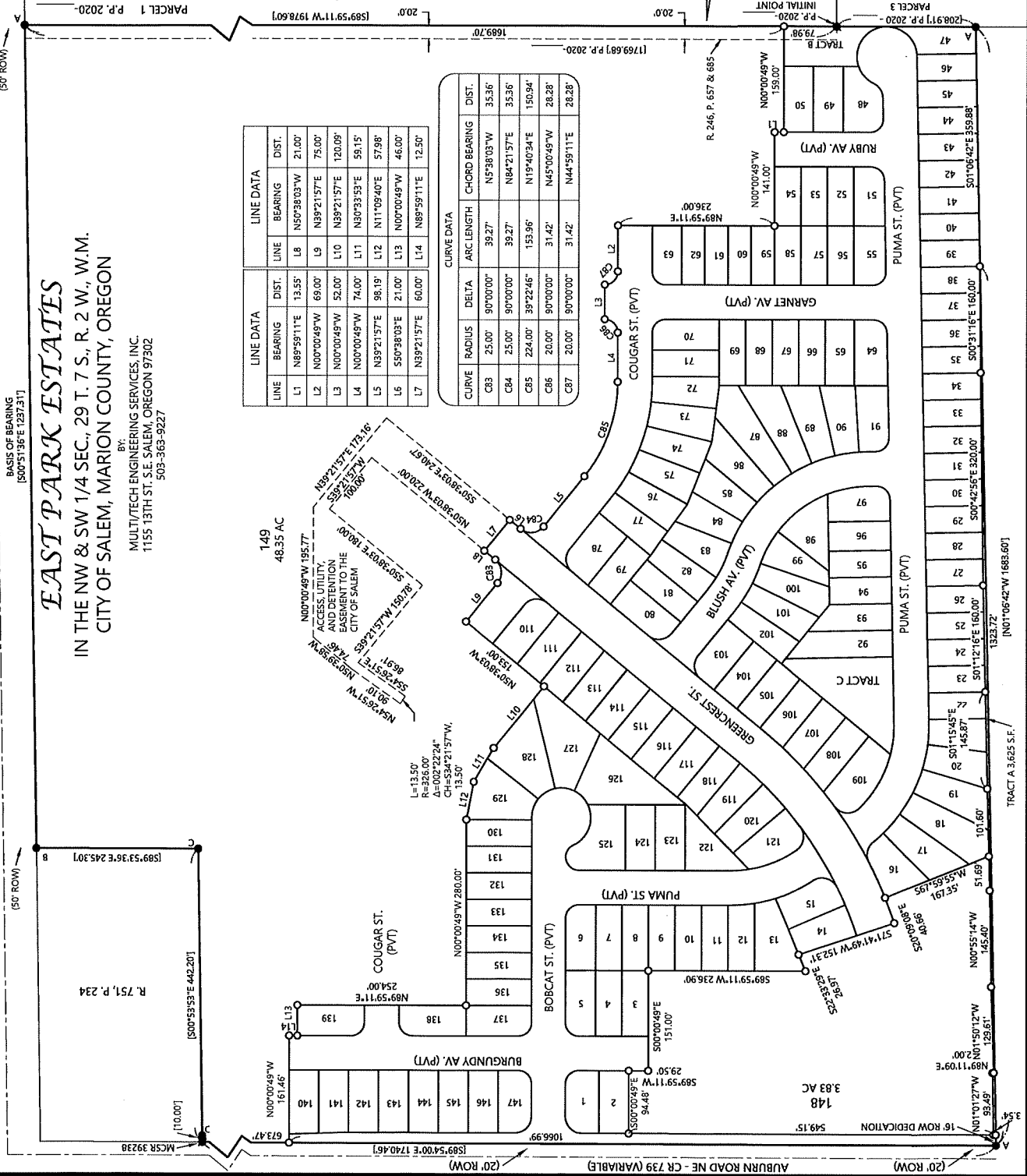
INSETS 1&2

SHEET 3 - CENTRAL LOT DETAIL

SHEET 4 - SOUTHERLY LOT DETAIL

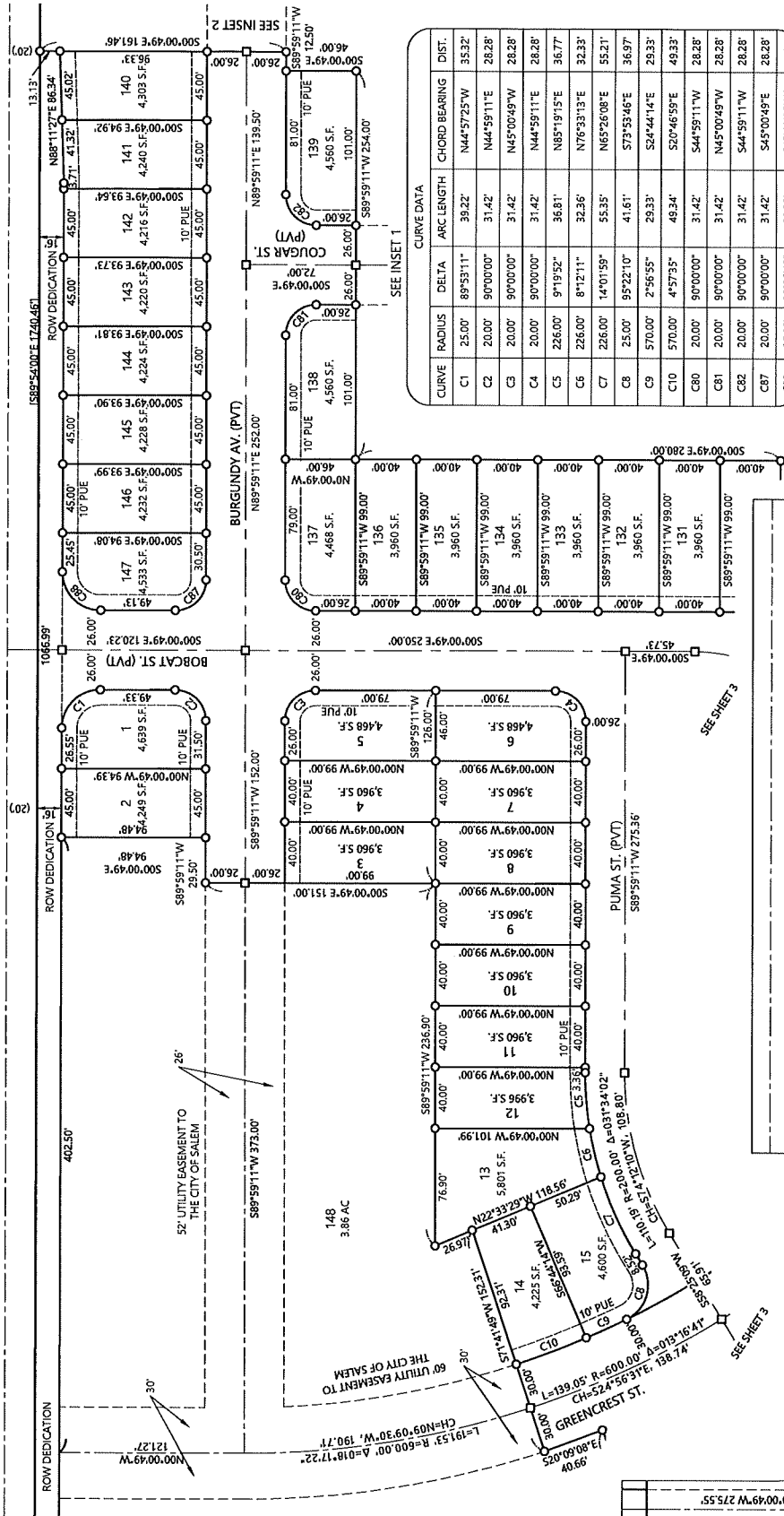
SHEET 5 - SIGNATURE PAGE

SHEET 0 OF 0



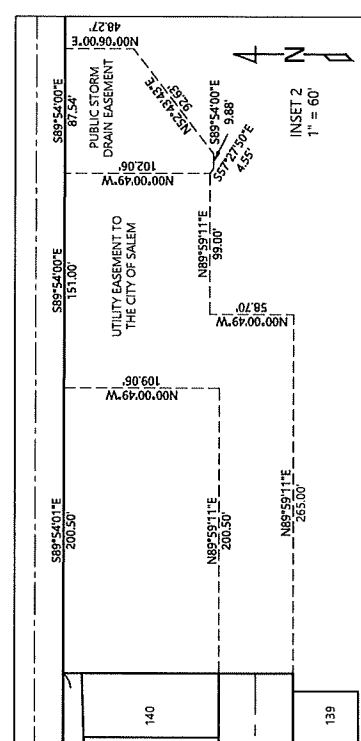
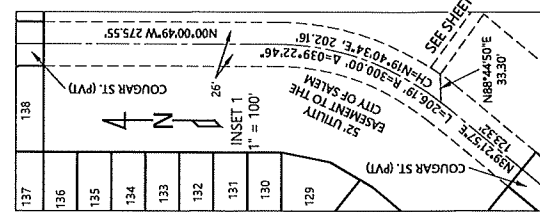
EAST PARK ESTATES

IN THE NW & SW 1/4 SEC., 29 T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON



CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	25.00'	89°53'11"	39.22'	N44°57'25"W	35.32'
C2	20.00'	90°00'00"	31.42'	N44°59'11"W	28.28'
C3	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C4	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C5	226.00'	9°19'52"	36.81'	N85°19'15"E	36.77'
C6	226.00'	8°12'11"	32.36'	N76°33'13"E	32.33'
C7	226.00'	14°01'59"	55.35'	N65°26'08"E	55.21'
C8	25.00'	95°22'10"	41.61'	S79°53'46"E	36.97'
C9	570.00'	2°56'55"	29.33'	S24°44'14"E	29.33'
C10	570.00'	4°57'35"	49.34'	S20°46'59"E	49.33'
C80	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C81	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C82	20.00'	90°00'00"	31.42'	S44°59'11"W	28.28'
C87	20.00'	90°00'00"	31.42'	S45°02'35"W	28.28'
C88	25.00'	90°06'49"	39.32'	S45°02'35"W	35.39'

- = FOUND MONUMENT, SEE TABLE
- = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP SCRIBED "MULTITECH ENG."
- = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP SCRIBED "MULTITECH ENG."
- MCSP = MARION COUNTY SURVEY RECORD
- BOTP = BOOK OF TOWN PLATS
- P. = PAGE
- V. = VOLUME
- R. = REEL
- PUE = PUBLIC UTILITY EASEMENT
- RECORD AND MEASURED DATA PER MCSP 36837
- () = RECORD DATA PER MCSP 36837



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2021

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

1" = 50'
08/21/2020
#6437

SHEET 2 OF 5

EAST PARK ESTATES

IN THE NW & SW 1/4 SEC., 29 T. 7 S., R. 2 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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
J. GREGORY
NO. 19,2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2021

1" = 50'
08/21/2020
#6437

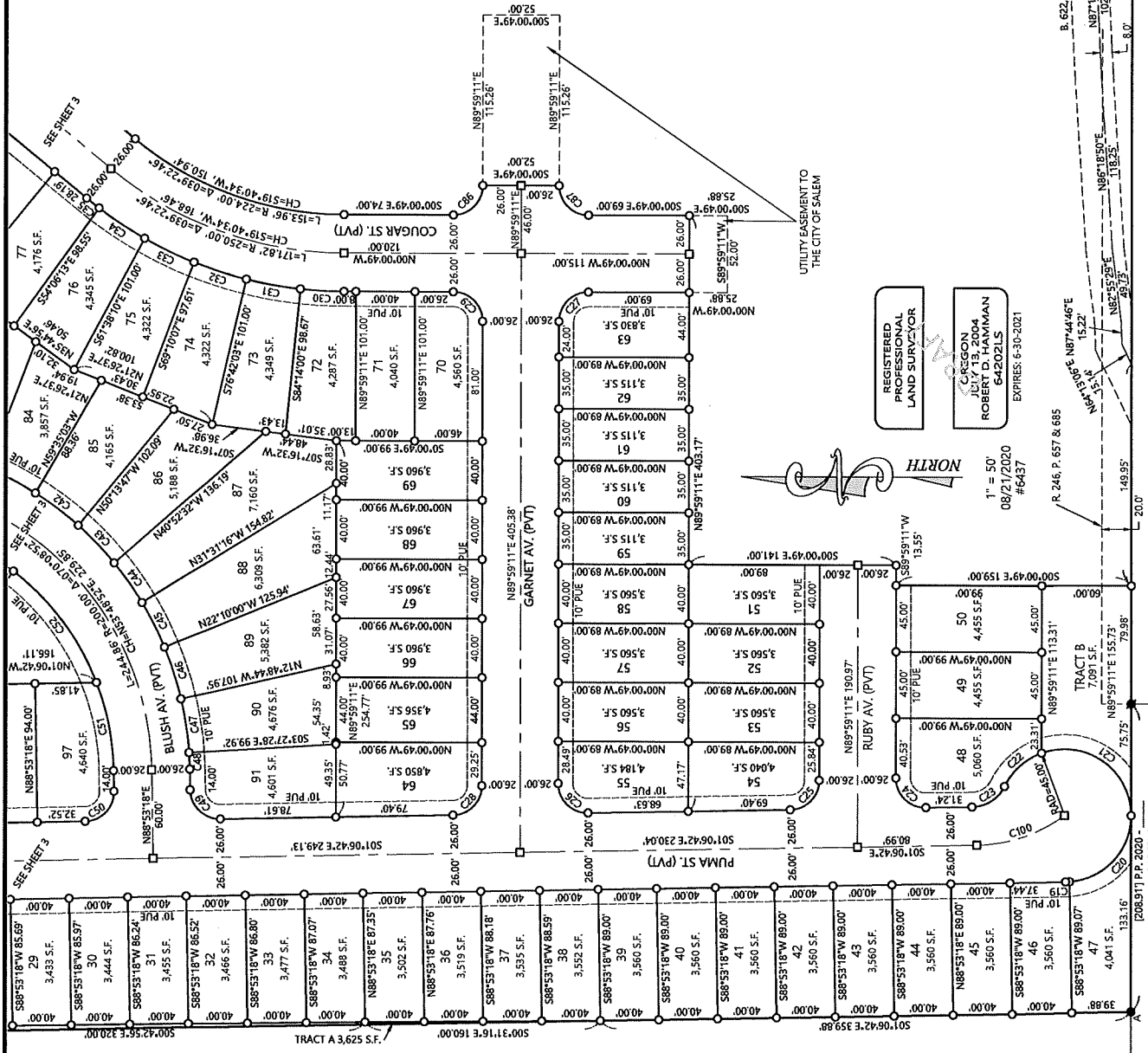
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C11	630.00'	5°18'37"	58.39'	N24°39'24"W	58.37'
C12	25.00'	78°04'05"	34.06'	N11°43'20"E	31.49'
C13	226.00'	5°08'34"	20.29'	N48°11'05"E	20.28'
C14	226.00'	9°36'26"	37.90'	N40°48'34"E	37.85'
C15	226.00'	9°36'28"	37.90'	N31°12'07"E	37.85'
C16	226.00'	9°36'33"	37.90'	N21°35'36"E	37.86'
C17	226.00'	9°36'40"	37.91'	N11°59'00"E	37.87'
C18	226.00'	8°17'22"	32.70'	N3°01'59"E	32.67'
C35	276.00'	2°13'26"	10.71'	S38°15'14"W	10.71'
C36	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C37	25.00'	90°00'00"	39.27'	S84°21'57"W	35.36'
C38	174.00'	7°24'44"	22.51'	S35°39'35"W	22.49'
C39	174.00'	13°12'47"	40.13'	S25°20'49"W	40.04'
C40	226.00'	4°05'44"	16.16'	S20°47'18"W	16.15'
C52	174.00'	31°24'13"	95.37'	N53°00'55"E	94.18'
C53	174.00'	17°54'52"	54.40'	N28°21'23"E	54.18'
C54	174.00'	0°39'31"	2.00'	N19°04'11"E	2.00'
C55	226.00'	7°45'38"	30.63'	N22°37'25"E	30.61'
C56	226.00'	8°16'24"	32.63'	N30°38'36"E	32.61'
C58	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C59	630.00'	3°30'36"	38.59'	N48°52'45"W	38.59'
C60	630.00'	4°06'46"	45.22'	N45°04'04"W	45.21'
C61	630.00'	4°09'10"	45.66'	N40°56'06"W	45.65'
C62	630.00'	2°29'14"	27.35'	N37°36'54"W	27.35'
C63	25.00'	98°00'18"	42.76'	N85°22'26"W	37.74'
C64	174.00'	31°24'29"	95.38'	S29°55'11"W	94.19'
C65	174.00'	15°19'39"	46.55'	S6°33'07"W	46.41'
C66	25.00'	90°00'00"	39.27'	N84°21'57"E	35.36'
C68	570.00'	4°42'25"	46.83'	S47°51'23"E	46.81'
C69	570.00'	4°57'30"	49.33'	S43°01'25"E	49.31'
C70	570.00'	3°35'39"	35.76'	S38°44'51"E	35.75'
C71	25.00'	95°22'10"	41.61'	S10°44'04"W	36.97'
C72	174.00'	22°14'51"	67.56'	S69°32'34"W	67.14'
C73	174.00'	9°19'12"	28.30'	S85°19'35"W	28.27'
C74	20.00'	155°27'23"	54.26'	N12°17'07"W	39.09'
C75	45.00'	91°39'50"	71.99'	N19°36'39"E	64.56'
C76	45.00'	37°58'33"	29.83'	N45°12'32"W	29.28'
C77	45.00'	38°13'22"	30.02'	N83°18'30"W	29.47'
C78	45.00'	38°44'11"	30.42'	S58°12'44"W	29.85'
C79	45.00'	38°51'27"	30.52'	S19°24'54"W	29.94'
C83	25.00'	90°00'00"	39.27'	N5°38'03"W	35.36'
C84	25.00'	90°00'00"	39.27'	N84°21'57"E	35.36'
C89	102.34'	35°28'37"	63.37'	N17°43'30"E	62.36'
C92	200.00'	20°37'31"	72.00'	S29°03'11"W	71.61'

EAST PARK ESTATES

IN THE NW & SW 1/4 SEC., 29 T. 7 S., R. 2 W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

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

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C19	45.00'	3°15'41"	2.56'	N2°44'33"W	2.56'
C20	45.00'	85°38'24"	67.26'	N47°11'35"W	61.17'
C22	45.00'	44°25'28"	34.89'	S41°41'48"E	31.02'
C23	25.00'	62°47'50"	27.40'	S32°30'37"E	26.05'
C24	20.00'	91°05'53"	31.80'	S44°26'14"W	28.55'
C25	20.00'	88°54'07"	31.03'	S45°33'46"E	28.01'
C26	20.00'	91°05'53"	31.80'	S44°26'14"W	28.55'
C27	20.00'	90°00'00"	31.42'	N45°00'49"W	28.28'
C28	20.00'	88°54'07"	31.03'	S45°33'46"E	28.01'
C29	20.00'	90°00'00"	31.42'	N44°59'11"E	28.28'
C30	276.00'	6°11'44"	29.84'	S3°05'03"W	29.83'
C31	276.00'	7°44'24"	37.28'	S1°03'07"W	37.26'
C32	276.00'	7°44'24"	37.28'	S2°31'55"W	37.26'
C33	276.00'	7°44'24"	37.28'	S3°16'19"W	37.26'
C34	276.00'	7°44'24"	37.28'	S38°15'14"W	10.71'
C35	276.00'	2°13'26"	10.71'	S38°48'16"W	36.36'
C42	226.00'	9°13'39"	36.40'	S45°54'19"W	35.36'
C43	226.00'	8°20'25"	32.90'	S54°33'45"W	32.87'
C44	226.00'	8°35'38"	33.90'	S63°01'46"W	33.87'



REGISTERED
PROFESSIONAL
LAND SURVEYOR
ROBERT J. CLARKMAN
64202LS
EXPIRES 6-30-2021

P.P. 2008-02
PARCEL 3
[208.91] P.P. 2020-02

[S89°59'11"W 1978.60']

EAST PARK ESTATES
IN THE NW & SW 1/4 SEC., 29 T. 7 S., R. 2 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

SURVEYOR'S CERTIFICATE

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AS EAST PARK ESTATES, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF PARCEL 3, PARTITION PLAT 2008-02 IN THE SOUTH-WEST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID PARCEL 3 SOUTH 89°59'11" WEST 208.91 FEET TO A 3/8" IRON ROD AT THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED AS "PARCEL IV" IN REEL 4230, PAGE 271, MARION COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT SOUTH 00°53'53" EAST 1740.46 FEET TO A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED AS "PARCEL V" IN REEL 4230, PAGE 271, MARION COUNTY DEED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 00°53'53" EAST 1740.46 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN REEL 751, PAGE 234, MARION COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT SOUTH 00°53'53" EAST 442.20 FEET TO A 1/2" IRON PIPE AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 89°59'36" EAST 245.30 FEET TO A 1/2" IRON PIPE ON THE WEST RIGHT OF WAY LINE OF SAID CORDON ROAD NE MARKET ROAD 97; THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°51'36" EAST 1237.31 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED AS "PARCEL V" IN REEL 4230, PAGE 271, MARION COUNTY DEED RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "PARCEL V" AND ITS EXTENSION SOUTH 89°59'11" WEST 1769.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 74.02 ACRES, MORE OR LESS.

ROBERT D. HAMMAN PLS 64202LS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ROBERT D. HAMMAN
PLS 64202LS

EXPIRES: 6-30-2021

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A TRACT OF LAND DESCRIBED IN REEL 4230, PAGE 271, MARION COUNTY DEED RECORDS INTO LOTS AND STREETS AS ALLOWED BY THE CITY OF SALEM PLANNING DEPARTMENT APPLICATION NO. 18-124473-ZO, 18-124474-ZO, 18-124468-LD, 18-124472-LD, 19-118029-ZO. THE BASIS OF BEARING IS ALONG THE WEST RIGHT OF WAY OF CORDON ROAD PER MCSR 39238.

APPROVALS AND ACCEPTANCE OF DEDICATION

CITY OF SALEM PLANNING ADMINISTRATOR
SUBDIVISION CASE NO. _____ DATE _____

CITY OF SALEM SURVEYOR
DATE _____

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH: DATE _____

MARION COUNTY TAX COLLECTOR
DATE _____

MARION COUNTY ASSESSOR
DATE _____

CHAIRPERSON OR VICE-CHAIRPERSON
MARION COUNTY BOARD OF COMMISSIONERS
DATE _____

PLAT NOTES:
ALL PRIVATE STREETS ARE COINCIDENT WITH PUBLIC WATER AND SANITARY SEWER EASEMENTS.

MINERAL RESERVATION TO THE STATE OF OREGON RECORDED IN VOLUME 278, PAGE 147, MARION COUNTY DEED RECORDS.
WATER RIGHTS CONSOLIDATED BY AN AGREEMENT RECORDED IN REEL 3115, PAGE 211, MARION COUNTY DEED RECORDS.

MARION COUNTY INFRASTRUCTURE IMPROVEMENT AGREEMENT RECORDED IN REEL 3282, PAGE 385, MARION COUNTY DEED RECORDS.

MINERAL RESERVATION TO THE UNION PACIFIC RAILROAD COMPANY RECORDED IN REEL 2289, PAGE 327, MARION COUNTY DEED RECORDS.

NONREMONSTRANCE AGREEMENT RECORDED IN REEL 753, PAGE 287, MARION COUNTY DEED RECORDS.

SUBORDINATION AGREEMENT RECORDED IN REEL 4266, PAGE 415, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4266, PAGE 414, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4278, PAGE 220, MARION COUNTY DEED RECORDS.

DEED OF TRUST RECORDED IN REEL 4296, PAGE 344, MARION COUNTY DEED RECORDS.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT EAST PARK LLC, AN OREGON LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE SAME INTO LOTS AND STREETS, HAS CAUSED THE PERSON, OR PERSONS, WHO HAVE BEEN DESIGNATED AS BEING QUALIFIED AS PUBLIC WORKS, WE HEREBY DEDICATE TO THE PUBLIC THE STREETS AND PUBLIC FACILITIES SHOWN HEREON.

KIRIL IVANOV, MEMBER
EAST PARK LLC, AN OREGON LIMITED LIABILITY COMPANY

STATE OF OREGON }
COUNTY OF } S.S.

ON THIS _____ DAY OF _____, 2020, KIRIL IVANOV, MEMBER, EAST PARK LLC, AN OREGON LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE _____

NOTARY PUBLIC FOR OREGON _____

COMMISSION NO. _____

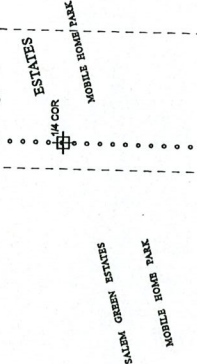
MY COMMISSION EXPIRES: _____

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

I DO HEREBY CERTIFY THAT THE ATTACHED SUBDIVISION PLAT WAS RECEIVED FOR RECORDING ON THE _____ DAY OF _____, 2020, AT _____ O'CLOCK _____ AND RECORDED IN THE MARION COUNTY BOOK OF TOWN PLATS, VOLUME _____, PAGE _____, IT IS RECORDED IN THE MARION COUNTY DEED RECORDS IN REEL _____, PAGE _____.

BY: DEPUTY COUNTY CLERK _____

07 2W 29C
SEE MAP
02W30AD



24 62 2
SEE MAP
072W30DA

LINE TYPES

- NUMBERS**
Tax Code Number
00 00 0

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

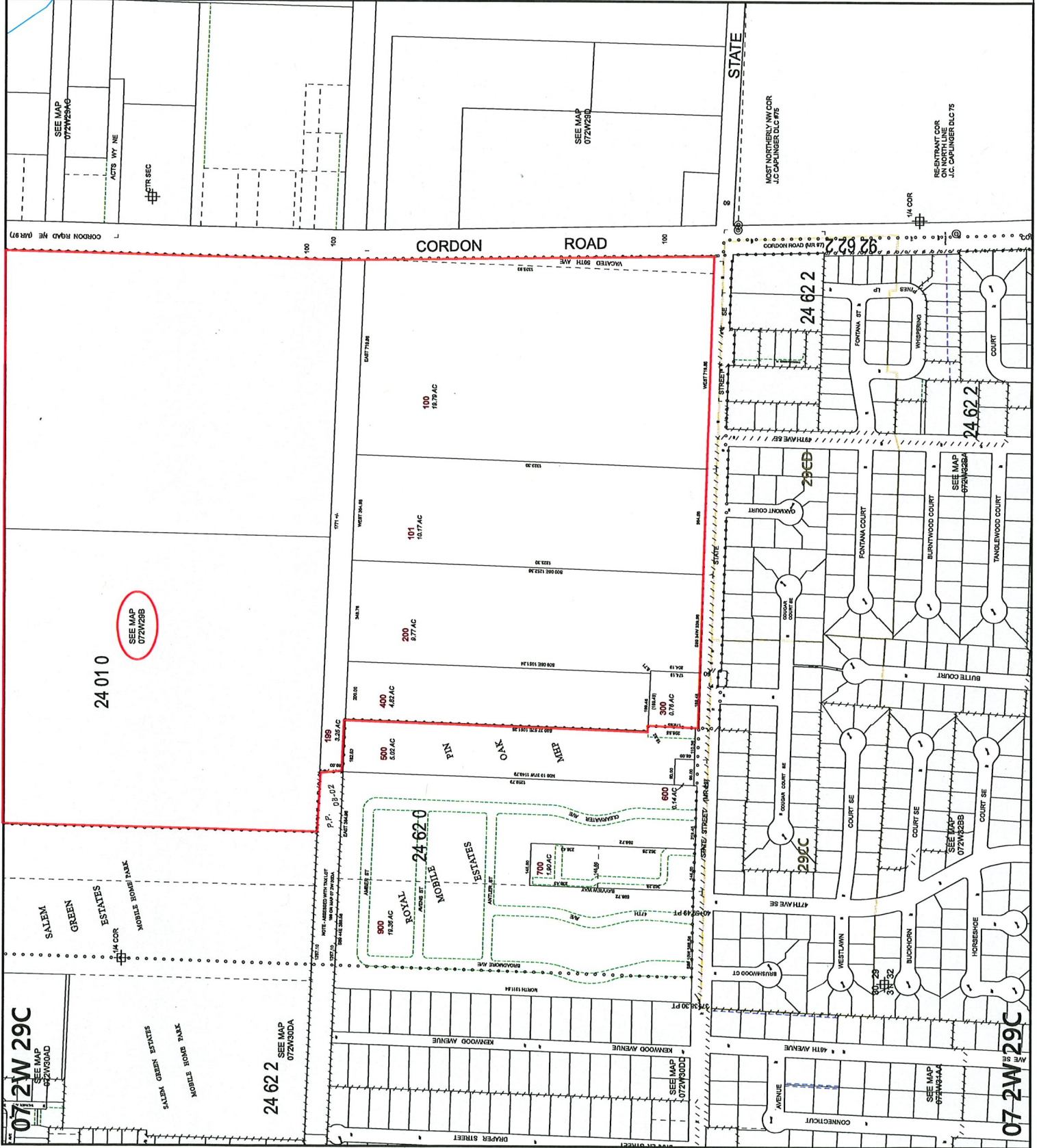
Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



PLOT DATE: 10/16/2020

SALEM
07 2W 29C





Wetland Land Use Notification

OREGON DEPARTMENT OF STATE LANDS

775 Summer Street NE, Suite 100, Salem, OR 97301-1279

Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

Responsible Jurisdiction

*

☒ City of ☐ County of

Municipality *

Salem

Date *

11/30/2020

Staff Contact

First Name *

Jason

Last Name *

Valyou

Phone *

5035886211

Email *

jvalyou@cityofsalem.net

Applicant

First Name *

East

Last Name *

Park LLC

Mailing Address *

Street Address

27375 SW Parkway Avenue

Address Line 2

City

Wilsonville

Postal / Zip Code

97070

State

Or

Country

USA

Phone

5033883620

Email (?)

Is the Property Owner name and address the same as the Applicant? *

☐ No ☒ Yes

Activity Location

Township * (?)

07S

Range * (?)

02W

Section * (?)

29

Quarter-quarter Section (?)

C

Tax Lot(s) *

00100

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Township * (?)

07S

Range * (?)

02W

Section * (?)

29

Quarter-quarter Section (?)

B

Tax Lot(s) *

00300

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Township * (?)

07S

Range * (?)

02W

Section * (?)

29

Quarter-quarter Section (?)

B

Tax Lot(s) *

00400

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Township * (?)

07S

Range * (?)

02W

Section * (?)

29

Quarter-quarter Section (?)

C

Tax Lot(s) *

00400

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

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Township * (?)

07S

Range * (?)

02W

Section * (?)

29

Quarter-quarter Section (?)

C

Tax Lot(s) *

00300

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Township * (?)

07S

Range * (?)

02W

Section * (?)

29

Quarter-quarter Section (?)

B

Tax Lot(s) *

00201

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Township * (?)

07S

Range * (?)

02W

Section * (?)

29

Quarter-quarter Section (?)

C

Tax Lot(s) *

00200

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Township * (?)

07S

Range * (?)

02W

Section * (?)

29

Quarter-quarter Section (?)

B

Tax Lot(s) *

00200

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Township * (?)

07S

Range * (?)

02W

Section * (?)

29

Quarter-quarter Section (?)

C

Tax Lot(s) *

00199

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Township * (?)

07S

Range * (?)

02W

Section * (?)

29

Quarter-quarter Section (?)

C

Tax Lot(s) *

00101

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Address

Street Address

255 Cordon Road NE

Address Line 2

City

Salem

Postal / Zip Code

97301

State

OR

Country

USA

County *

Marion

Adjacent Waterbody

Unnamed Creek (Little Pudding River), Ditches, and associated runoff

Proposed Activity**Local Case File # ***

20-114739

Zoning

RS, RM-I, RM-II, CR

Proposed

- ☒ Building Permit (new structures)
- ☒ Grading Permit
- ☒ Site Plan Approval
- ☐ Other (please describe)

- ☐ Conditional use Permit
- ☒ Planned Unit Development
- ☐ Subdivision

Project*

An application for a Planned Unit Development Final Plan for Phase I of East Park Estates which includes 148 units, for property approximately 122 acres in size, zoned RS (Single Family Residential), RM-I and RM-II (Multi-Family Residential) and CR (Retail Commercial), and located at 255 Cordon Road NE, 4800-4900 Block of State Street and 4700-4800 Block of Auburn Road NE - 97301 (Marion County Assessors Map and Tax Lot numbers: 072W29B / 00200, 00201, 00300 and 00400 and 072W29C / 00100, 00101, 00199, 00200, 00300 and 00400).

Required attachments with site marked: Tax map and site plan(s). (?)

20-114739-LD_Plans.pdf	1.49MB
_20-114739-LD_LWI Map.pdf	11.64MB
_20-114739-LD_Tax Lot Map 1.pdf	633.08KB
_20-114739-LD_Tax Lot Map 2.pdf	587.79KB

Additional Attachments

Date

11/30/2020

07 2W 29B
SALEM



MARION COUNTY, OREGON
NW 1/4 SEC 29 T7S R2W W.M.
SCALE 1" = 200'

LEGEND

LINE TYPES

- Historical Boundary
- Taxlot Boundary
- Road Right-of-Way
- Railroad Right-of-Way
- Private Road ROW
- Subdivision/Plat Boundary
- Waterline - Taxlot Boundary
- Waterline - Non Boundary
- Historical Boundary
- Easement
- Railroad Centerline
- Taxcode Line
- Map Boundary
- Waterline - Non Boundary

CORNER TYPES

- + 1/16th Section Cor.
- © D/C Corner
- 1/4 Section Cor.
- 16, 15 Section Corner
- 21 22

NUMBERS

Tax Code Number
00 00 0

All acres listed are Net Acres, excluding any
acreage portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the
labeled dimension extends into the public ROW

CANCELLED NUMBERS

200A1
200A2
200A3
200A4
200A5
200A6
200A7
200A8
200A9
200A10
200A11
200A12
200A13
200A14
200A15
200A16
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200A89
200A90
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200A93
200A94
200A95
200A96
200A97
200A98
200A99
200A100

DISCLAIMER: THIS MAP WAS PREPARED
FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.marion.or.us

PLOT DATE: 10/16/2020

SALEM
07 2W 29B

