

REQUEST FOR COMMENTS

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

REGARDING: Property Line Adjustment Case No. PLA22-17

PROJECT ADDRESS: 905 and 925 Cottage St NE, Salem OR 97301

AMANDA Application No.: 22-106470-LD

COMMENT PERIOD ENDS: May 6, 2022

SUMMARY: A Property Line Adjustment to remove an existing property line.

REQUEST: A Property Line Adjustment to eliminate a common property line between two abutting units of land resulting in a parcel approximately .30 acres in size, for property zoned RH (Multiple Family High-Rise Residential) and located at 905 and 925 Cottage Street SE (Marion County Assessors Map and Tax Lot Numbers: 073W23CB / 14300 and 14301).

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. Friday, May 6, 2022, 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.*

CASE MANAGER: Jamie Donaldson, CD Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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

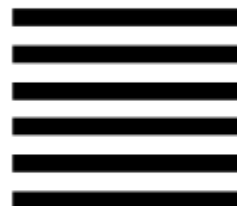


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



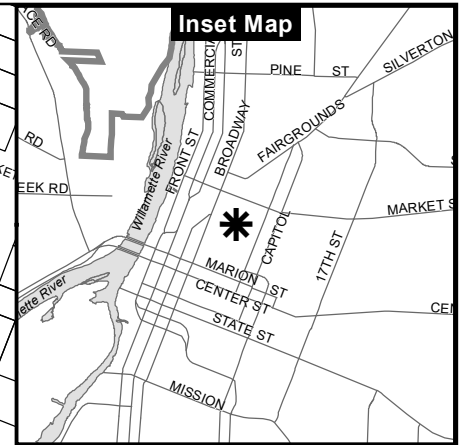
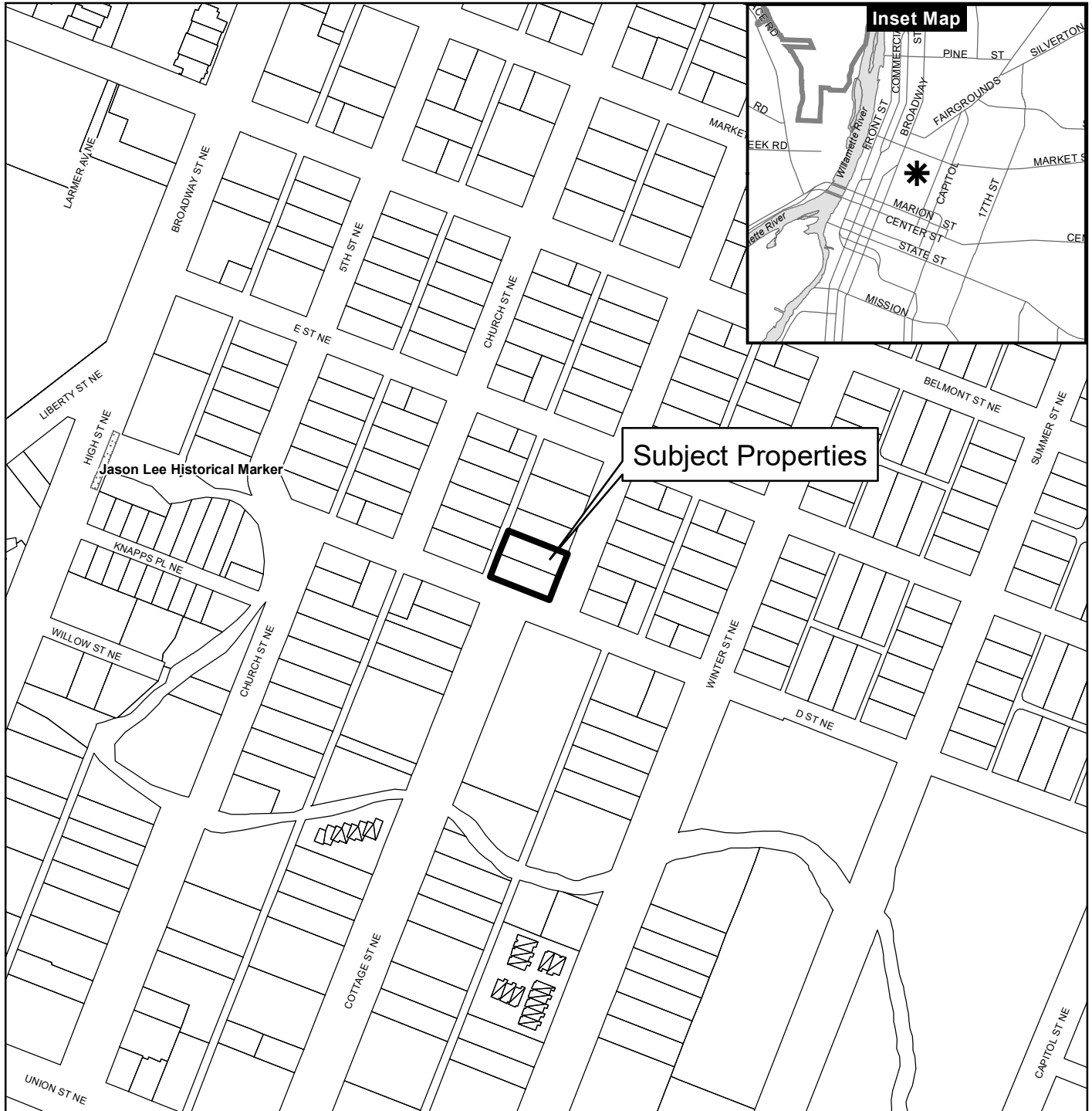
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map

905 & 925 Cottage Street NE



Legend

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

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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LOTS 5 & 6, BLOCK 7 OF
THE PLAT "BOISE'S SECOND ADDITION TO THE CITY OF SALEM",
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23,
TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,
CITY OF SALEM, MARION COUNTY, OREGON



After recording, return to:
Cottage Street Apartments, LLC
212 Main Street
Springfield, OR 97477

Send tax statements to:
No Change

Property Line Adjustment Deed

Cottage Street Apartments, LLC, hereinafter called Grantor, 212 Main Street, Springfield, OR 97477 is the owner of real property located in City of Salem, Marion County, Oregon, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. Cottage Street Apartments, LLC, hereinafter called Grantee, 212 Main Street, Springfield, OR 97477, is the owner of real property located in City of Salem, Marion County, Oregon, referred to herein as Property B, more particularly described on Exhibit B, which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (Deed) is to effect a property consolidation between Property A and Property B such that Property A will be reduced in size by approximately 0.149 acres and will hereafter be eliminated, and Property B will be increased in size by approximately 0.149 acres and will hereafter consist of only the land described on Exhibit C, which is attached hereto and by this reference incorporated herein.

NOW THEREFORE, in order to effect the consolidation and to create the reconfigured land as described on Exhibit C and depicted on Exhibit D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Marion County, Oregon, described on Exhibit A, which is attached hereto and by this reference incorporated herein.

“BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE

APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.”

The true and actual consideration for this transfer, stated in terms of dollars is zero; however, the actual consideration consists of other property or values which is the whole consideration. The purpose of this Deed is to effect a property consolidation, and the two parcels are to be consolidated into one.

Cottage Street Apartments, LLC

By: _____
Grantor

Title

STATE OF OREGON)
) ss.

This instrument was acknowledged before me on _____, 20____, by _____, as _____ of _____.

Notary Public—State of Oregon
My commission expires: _____

By: _____
Grantee

Title

STATE OF OREGON)
) ss.

This instrument was acknowledged before me on _____, 20____, by _____, as _____ of _____.

Notary Public—State of Oregon
My commission expires: _____



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 | www.aks-eng.com

AKS Job #8102

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Lot 5, Block 7 of the plat “Boise’s Second Addition to the City of Salem”, Volume 2, Page 93, Book of Town Plats, located in the Southwest One-Quarter of Section 23, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon.

The above described tract of land contains 6,470 square feet, more or less.

3/11/2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 9, 2021
ABRAHAM KAHNAMOOIAN
95376PLS
RENEWS: 6/30/23



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EXHIBIT B

Lot 6, Block 7 of the plat “Boise’s Second Addition to the City of Salem”, Volume 2, Page 93, Book of Town Plats, located in the Southwest One-Quarter of Section 23, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon.

The above described tract of land contains 6,469 square feet, more or less.

3/11/2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 9, 2021
ABRAHAM KAHNAMOOIAN
95376PLS
RENEWS: 6/30/23



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EXHIBIT C

Consolidation Description

Lots 5 and 6, Block 7 of the plat “Boise’s Second Addition to the City of Salem”, Volume 2, Page 93, Book of Town Plats, located in the Southwest One-Quarter of Section 23, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the southeasterly corner of said Lot 6, also being the intersection of the westerly right-of-way line of Cottage Street NE (33.00 feet from centerline) and the northerly right-of-way line of D Street NE (28.25 feet from centerline); thence along said northerly right-of-way line, North 68°44’09” West 129.36 feet to the southwesterly corner of said Lot 6, also being on the easterly right-of-way line of an Alley (16.00 feet wide); thence along said easterly right-of-way line, North 21°21’15” East 100.00 feet to the northwesterly corner of said Lot 5; thence along the northerly line of said Lot 5, South 68°44’09” East 129.42 feet to the northeasterly corner of said Lot 5, also being on said westerly right of way of Cottage Street NE; thence along said westerly right-of-way line, South 21°23’28” West 100.00 feet to the Point of Beginning.

The above described tract of land contains 12,939 square feet, more or less.

3/11/2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 9, 2021
ABRAHAM KAHNAMOOIAN
95376PLS

RENEWS: 6/30/23