

REQUEST FOR COMMENTS

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

REGARDING: Property Line Adjustment Case No. PLA22-20

PROJECT ADDRESS: 3697 and 3731 Croisan Creek Rd S, Salem OR 97302

AMANDA Application No.: 22-110299-LD

COMMENT PERIOD ENDS: June 21, 2022

SUMMARY: A Property Line Adjustment to relocate a common line between two legal units of land. (2 of 2)

REQUEST: The second in a series of two property line adjustments to relocate a common property line between two abutting units of land, resulting in two parcels approximately .98 acres and 3.27 acres in size, for property zoned RA (Residential Agriculture) and located at 3697 and 3731 Croisan Creek Road S - 97302 (Marion County Assessors Map and Tax Lot Numbers: 083W05DA / 2600 and 2501).

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. Tuesday, June 21, 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

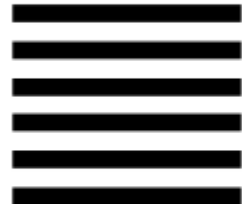


POSTAGE WILL BE PAID BY ADDRESSEE

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

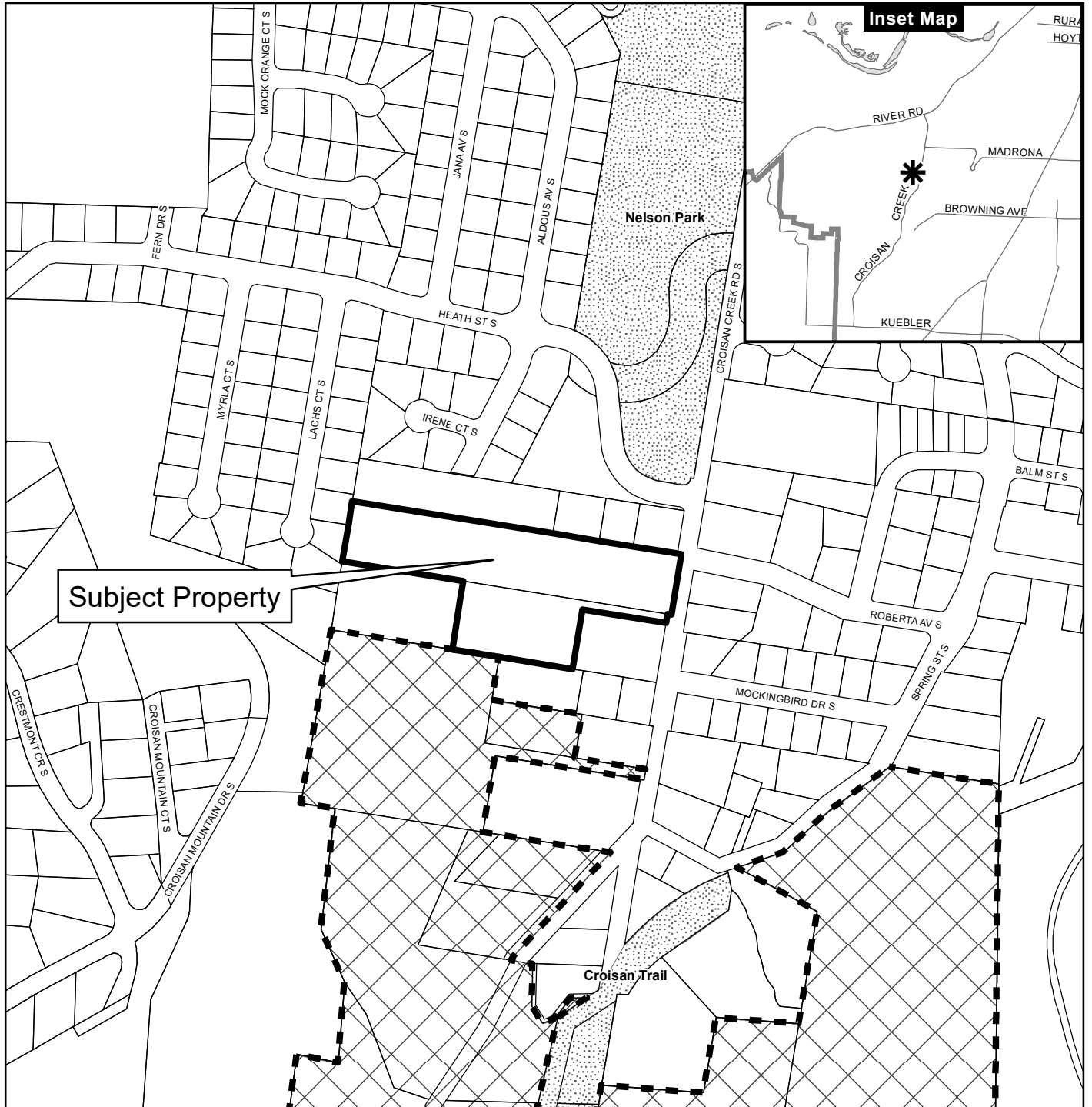


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

3697 & 3731 Croisan Creek Road S



Legend

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

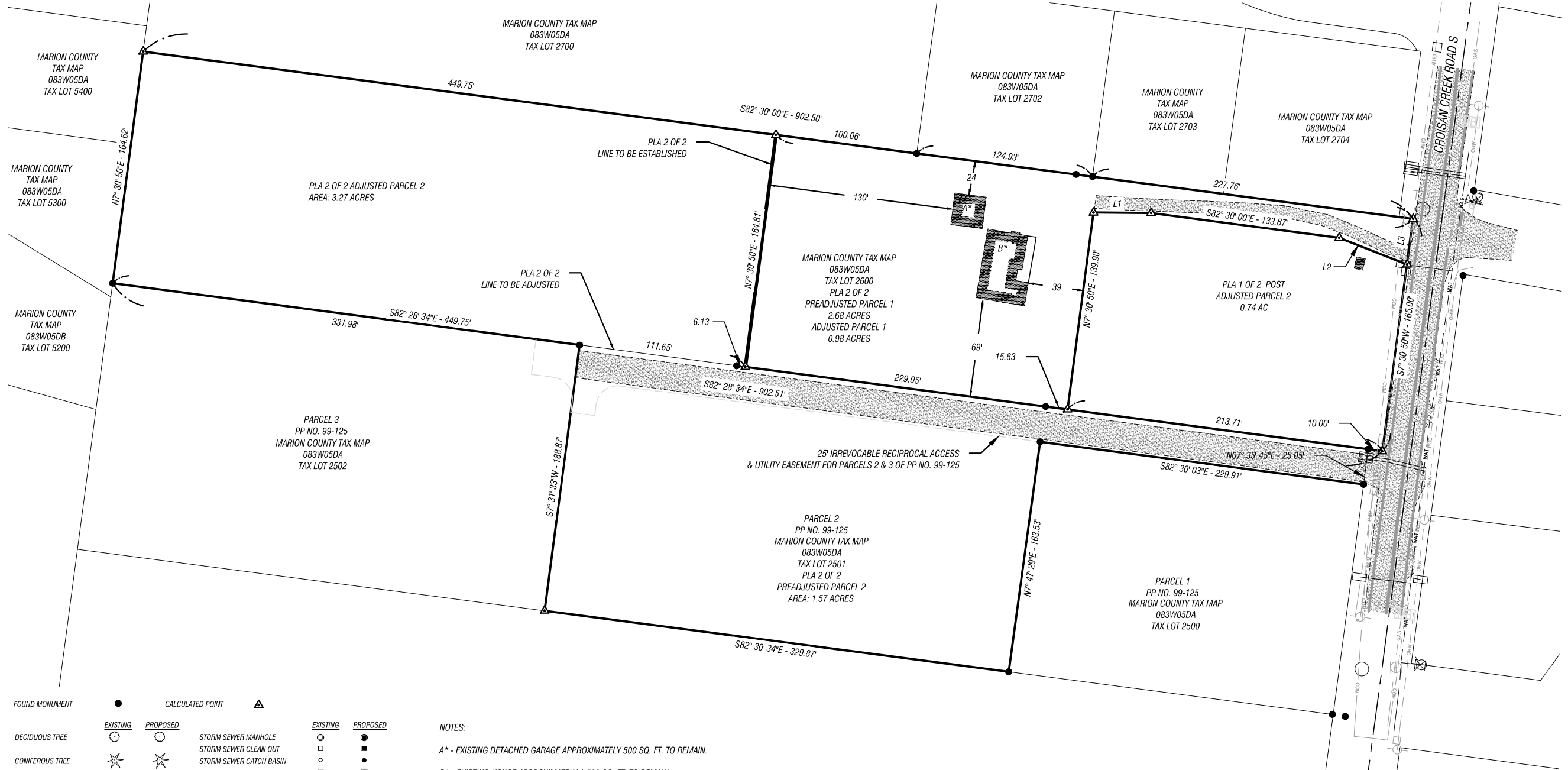
- Parks

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

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0 100 200 400 Feet





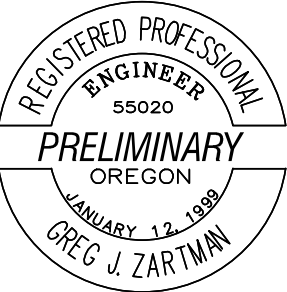
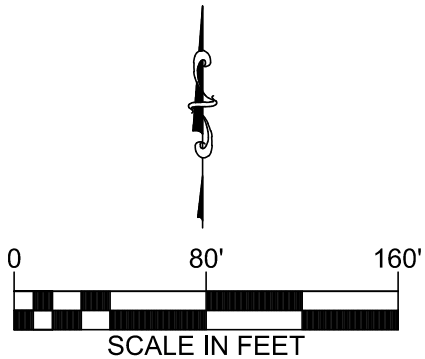
FOUND MONUMENT	CALCULATED POINT	
DECIDUOUS TREE	●	
CONIFEROUS TREE	✱	
FIRE HYDRANT	⊙	
WATER BLOWOFF	⊙	
WATER METER	⊙	
WATER VALVE	⊙	
DOUBLE CHECK VALVE	⊙	
AIR RELEASE VALVE	⊙	
SANITARY SEWER CLEANOUT	⊙	
SANITARY SEWER MANHOLE	⊙	
SIGN	⊙	
STREET LIGHT	⊙	
MAILBOX	⊙	
RIGHT OF WAY LINE	—	
BOUNDARY LINE	—	
PROPERTY LINE	—	
CENTERLINE	—	
DITCH	—	
CURB	—	
EDGE OF PAVEMENT	—	
EASEMENT	—	
FENCE LINE	—	
GRAVEL EDGE	—	
POWER LINE	—	
OVERHEAD WIRE	—	
COMMUNICATIONS LINE	—	
FIBER OPTIC LINE	—	
GAS LINE	—	
STORM SEWER LINE	—	
SANITARY SEWER LINE	—	
WATER LINE	—	

NOTES:

A* - EXISTING DETACHED GARAGE APPROXIMATELY 500 SQ. FT. TO REMAIN.

B* - EXISTING HOUSE APPROXIMATELY 1,500 SQ. FT. TO REMAIN.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.59	S89° 35' 14"E
L2	51.30	N68° 26' 49"W
L3	32.45	S7° 30' 50"W



EXPIRES

3737/3697 CROISAN CREEK RD S
SALEM, OR 97302

PREPARED FOR:
ZSA ZSA PALAGYI / LORIANN SCHMIDT

LEI ENGINEERING & SURVEYING OF OREGON

2564 19TH ST SE
Salem, Oregon 97302
(503) 399-3828
www.leiengineering.com

PRELIMINARY
PLA 2 OF 2
SITE PLAN

SCALE
1"=80'
PROJECT NO.
15-328
TOTAL SHEETS
2

SP-2

After recording, return to:

[INSERT NAME]

[INSERT ADDRESS LINE 1]

[INSERT ADDRESS LINE 2]

Send tax statements to:

[INSERT NAME]

[INSERT ADDRESS LINE 1]

[INSERT ADDRESS LINE 2]

Property Line Adjustment Deed

Zsuzsanna E. Palagyi, hereinafter called Grantor, 3697 Croisan Creek Road S., Salem, Oregon, 97302, is the owner of real property located in 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. Erich A and Loriann C Schmidt, hereinafter called Grantee, 2260 Joplin Court So, Salem, Oregon, 97302, is the owner of real property located in Marion, 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 line adjustment between Property A and Property B such that Property A will be decreased in size by approximately 74,078 square feet and will hereafter consist of only the land described on Exhibit C, which is attached hereto and incorporated herein by this reference, and Property B will be increased in size by approximately 74,078 square feet and will hereafter consist of the land more particularly described on Exhibit D, which is attached hereto and incorporated herein by this reference.

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured lots as described on Exhibits C and D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Marion County, Oregon, described on Exhibit E, 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 N/A; 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 line adjustment, and the two parcels are to remain separate and distinct.

This property line adjustment deed is executed this _____ day of _____, 20____.

Zsuzsanna E. Palagyi

By: _____

Grantor

Title

STATE OF OREGON)

) ss.

County of _____)

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

Notary Public—State of Oregon

My commission expires: _____

Erich A Schmidt

By: _____

Grantee

Title

STATE OF OREGON)

) ss.

County of _____)

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

Notary Public—State of Oregon

My commission expires: _____

Loriann C Schmidt

By: _____

Grantee

Title

STATE OF OREGON)

) ss.

County of _____)

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

Notary Public—State of Oregon

My commission expires: _____

EXHIBIT "A"

PARCEL 1 LEGAL DESCRIPTION:

ADJUSTED PARCEL 1 DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL 2 MARION COUNTY PARTITION PLAT 99-125, SAID POINT BEING N82° 28' 34"W AND DISTANT 213.71 FEET FROM THE NORTHEAST CORNER THEREOF, THENCE N07° 30' 50"E FOR A DISTANCE OF 139.90 TO A POINT, THENCE S89° 35' 14"E FOR A DISTANCE OF 40.59 FEET TO A POINT, THENCE S82° 30' 00"E FOR A DISTANCE OF 133.67 FEET TO A POINT, THENCE S68° 26' 49"E FOR A DISTANCE OF 51.30 FEET TO POINT ON THE WEST MARGINAL BOUNDARY OF CROISAN CREEK ROAD SOUTH, THENCE N07° 30' 50"E FOR A DISTANCE OF 32.45' FEET ON THE WEST MARGINAL BOUNDARY THEREOF TO A POINT DISTANT 10.00 FEET EASTERLY OF THE SOUTHEAST CORNER OF PARCEL 1 OF MARION COUNTY PARTITION PLAT 89-21M RECORDED AS REEL 734 PAGE 365 MARION COUNTY DEED RECORDS, THENCE N82° 30' 00"W ON THE SOUTH LINE OF PARCELS 1, 2, AND 3 OF MARION COUNTY PARTITION PLAT 89-21M AND CONTINUING FOR A DISTANCE OF 902.50 FEET TO THE NORTHWEST CORNER THEREOF, SAID CORNER BEING THE SOUTHWEST CORNER OF PARCEL 2 OF MARION COUNTY PARTITION PLAT 87-8MV RECORDED AS REEL 605 PAGE 85 MARION COUNTY DEED RECORDS, THENCE S07° 30' 50"W FOR A DISTANCE OF 164.62 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER BEING THE NORTHWEST CORNER OF PARCEL 3 OF MARION COUNTY PARTITION PLAT 99-125, THENCE S82° 28' 34"E ON THE NORTH LINE OF PARCELS 2 AND 3 OF MARION COUNTY PARTITION PLAT 99-125 FOR A DISTANCE OF 678.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 116,721 SQUARE FEET, MORE OR LESS.



EXHIBIT "B"

PARCEL 2 LEGAL DESCRIPTION:

REAL PROPERTY DESCRIBED IN DEED INSTRUMENT RECORDED IN REEL 3254 PAGE 419, MARION COUNTY, OREGON, DEED RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2, PARTITION PLAT NO. 1999-125, RECORDED DECEMBER 17, 1999, REEL 1657, PAGE 92 IN THE CITY OF SALEM, MARION COUNTY, OREGON.

TOGETHER WITH IRREVOCABLE RECIPROCAL ACCESS AND UTILITY EASEMENTS AS DELINEATED ON THE RECORDED PARTITION PLAT.

THE ABOVE DESCRIBED PROPERTY CONTAINS 68,090 SQUARE FEET, MORE OR LESS.

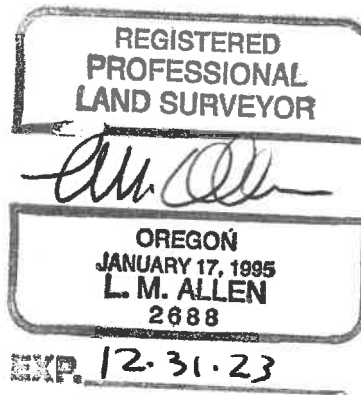


EXHIBIT "C"

ADJUSTED PARCEL 1 DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL 2 OF MARION COUNTY OREGON PARTITION PLAT 99-125, SAID POINT BEING N82° 28' 34"W AND DISTANT 213.71 FEET FROM THE NORTHEAST CORNER THEREOF, THENCE N07° 30' 50"E FOR A DISTANCE OF 139.90 TO A POINT, THENCE S89° 35' 14"E FOR A DISTANCE OF 40.59 FEET TO A POINT, THENCE S82° 30' 00"E FOR A DISTANCE OF 133.67 FEET TO A POINT, THENCE S68° 26' 49"E FOR A DISTANCE OF 51.30 FEET TO POINT ON THE WEST MARGINAL BOUNDARY OF CROISAN CREEK ROAD SOUTH, THENCE ON SAID WEST MARGINAL BOUNDARY N07° 30' 50"E FOR A DISTANCE OF 32.45 FEET TO A POINT ON THE PROLONGATION EAST OF THE SOUTH LINE OF MARION COUNTY PARTITION PLAT 89-21M RECORDED AS REEL 734 PAGE 365 MARION COUNTY DEED RECORDS, AND DISTANT 10.00 FEET EASTERLY OF THE SOUTHEAST CORNER THEREOF, THENCE ON SAID SOUTH LINE PROLONGATED WEST N82° 30' 00"W FOR A DISTANCE OF 452.75 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 2 OF MARION COUNTY PARTITION PLAT 87-8MV RECORDED ON AS REEL 605 AT PAGE 85 MARION COUNTY DEED RECORDS, THENCE S07° 30' 50"W FOR A DISTANCE OF 164.81 FEET TO A POINT ON THE NORTH LINE OF PARCEL 2 OF SAID PARTITION PLAT 99-125, THENCE S82° 28' 34"E ON SAID NORTH LINE OF PARCEL 2 FOR A DISTANCE OF 229.05 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 42,643 SQUARE FEET, MORE OR LESS.

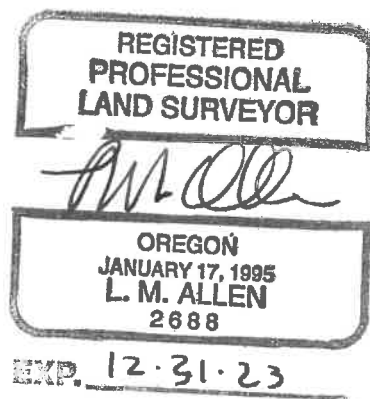




EXHIBIT "D"

EXP 12-31-23

ADJUSTED PARCEL 2 DESCRIPTION:

ALL OF PARCEL 2 AS RECORDED ON PARTITION PLAT NO. 1999-125, RECORDED DECEMBER 17, 1999, REEL 1657, PAGE 92, IN THE CITY OF SALEM, MARION COUNTY, OREGON.

TOGETHER WITH

THE WEST 449.75 FEET OF PARCEL 1 RECORDED IN INSTRUMENT XXXXXXXXXXXX MARION COUNTY DEED RECORDS.

SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL 2 MARION COUNTY OREGON PARTITION PLAT 99-125, SAID POINT BEING N82° 28' 34"W AND DISTANT 442.76 FEET FROM THE NORTHEAST CORNER THEREOF, THENCE N07° 30' 50"E FOR A DISTANCE OF 164.81 TO A POINT ON THE SOUTH LINE OF PARCEL 2 OF MARION COUNTY PARTITION PLAT 87-8MV RECORDED ON REEL 605 AT PAGE 85 MARION COUNTY DEED RECORDS, THENCE N82° 30' 00"W ON SAID SOUTH LINE FOR A DISTANCE OF 449.75 FEET THE SOUTHWEST CORNER OF SAID PARTITION PLAT 87-8MV THENCE S07° 30' 50"W FOR A DISTANCE OF 164.62 FEET TO THE NORTHWEST CORNER OF PARCEL 3 OF MARION COUNTY PARTITION PLAT 99-125, THENCE ON THE NORTH LINE OF SAID PARTITION PLAT 99-125, S82° 28' 34"E FOR A DISTANCE OF 331.98 FEET TO THE NORTHWEST CORNER OF PARCEL 2 OF SAID PARTITION PLAT 99-125, THENCE S07° 31' 33"W ON THE WEST LINE OF SAID PARCEL 2 FOR A DISTANCE OF 188.87 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE S82° 30' 34"E ON THE SOUTH LINE OF SAID PARCEL 2 FOR A DISTANCE OF 329.87 FEET TO THE SOUTHEAST CORNER THEREOF, THENCE N07° 47' 29"E FOR A DISTANCE OF 163.53 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF SAID PARTITION PLAT 99-125, THENCE S82° 30' 03"E ON THE NORTH LINE OF SAID PARCEL 1 FOR A DISTANCE OF 229.91 FEET TO THE NORTHEAST CORNER THEREOF, AND BEING ALSO A POINT ON THE WEST MARGINAL BOUNDARY OF CROISAN CREEK ROAD SOUTH, THENCE N07° 35' 45"E ON SAID MARGINAL BOUNDARY FOR A DISTANCE OF 25.05 FEET TO THE NORTHEAST CORNER OF SAID PARTITION PLAT 99-125, THENCE N82° 28' 34"W ON THE NORTH LINE OF SAID PARTITION PLAT 99-125 FOR A DISTANCE OF 442.76 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH IRREVOCABLE RECIPROCAL ACCESS AND UTILITY EASEMENTS AS DELINEATED ON THE RECORDED MARION COUNTY PARTITION PLAT 99-125.

THE ABOVE DESCRIBED PROPERTY CONTAINS 142,168 SQUARE FEET, MORE OR LESS.

EXHIBIT "E"

AREA CONVEYED:

TRANSFER FROM TRACT 2 TO PARCEL 2:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL 2 MARION COUNTY OREGON PARTITION PLAT 99-125, SAID POINT BEING N82° 28' 34"W AND DISTANT 442.76 FEET FROM THE NORTHEAST CORNER THEREOF, THENCE N07° 30'50"E FOR A DISTANCE OF 164.81 TO A POINT ON THE SOUTH LINE OF PARCEL 2 OF MARION COUNTY PARTITION PLAT 87-8MV RECORDED AS REEL 605 PAGE 85 MARION COUNTY DEED RECORDS, THENCE N82° 30' 00"W ON THE SOUTH LINE OF SAID PARCEL 2 FOR A DISTANCE OF 449.75 FEET THE SOUTHWEST CORNER THEREOF, THENCE S07° 30' 50"W FOR A DISTANCE OF 164.62 FEET TO THE NORTHWEST CORNER OF SAID PARTITION PLAT 99-125, THENCE S82°28'34"E ON THE NORTH LINE OF SAID PARTITION PLAT 99-125 FOR A DISTANCE OF 449.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 74,078 SQUARE FEET, MORE OR LESS.

