



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Validation of Units of Land Case No. VUL21-02
PROPERTY LOCATION:	4910 Turner Rd SE, Salem OR 97317
NOTICE MAILING DATE:	April 7, 2021
PROPOSAL SUMMARY:	A proposal to validate a unit of land that was divided from its parent tract by deed in 1988.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. <u>Wednesday, April 21, 2021</u>. Please direct any questions and/or comments about the case to the Case Manager listed below.
CASE MANAGER:	Pamela Cole, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: pcole@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: arasmussen@modernbuildingsystems.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 205.060(d) – Validation of Unit of Land Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	JSRE Investments II, LLC (Jon Taylor)
APPLICANT(S):	Blake Bural on behalf of Jon Taylor, JSRE Investments II, LLC
PROPOSAL REQUEST:	A Validation of Unit of Land to establish a tax lot of 2.7 acres divided from its parent tract by deed in 1988 and without land division approval. The applicant is requesting to validate the property, zoned IC (Industrial Commercial) and located at 4910 Turner Road SE 97317 (Marion County Tax Assessor number 082W0700501).
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net . Just enter the permit number listed here: 21 105850

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

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

REGARDING: Validation of Units of Land Case No. VUL21-02

PROJECT ADDRESS: 4910 Turner Rd SE, Salem OR 97317

AMANDA Application No.: 21-105850-LD

COMMENT PERIOD ENDS: April 21, 2021

SUMMARY: A proposal to validate a unit of land that was divided from its parent tract by deed in 1988.

REQUEST: A Validation of Unit of Land to establish a tax lot of 2.7 acres divided from its parent tract by deed in 1988 and without land division approval. The applicant is requesting to validate the property, zoned IC (Industrial Commercial) and located at 4910 Turner Road SE 97317 (Marion County Tax Assessor number 082W0700501).

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. Wednesday, April 21, 2021, will be considered in the decision process. Comments received after this date will be not considered. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. 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: Pamela Cole, Planner II, Phone: 503-540-2309; E-Mail: pcole@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

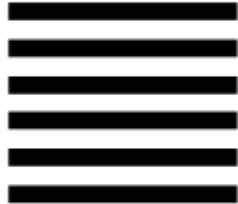


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

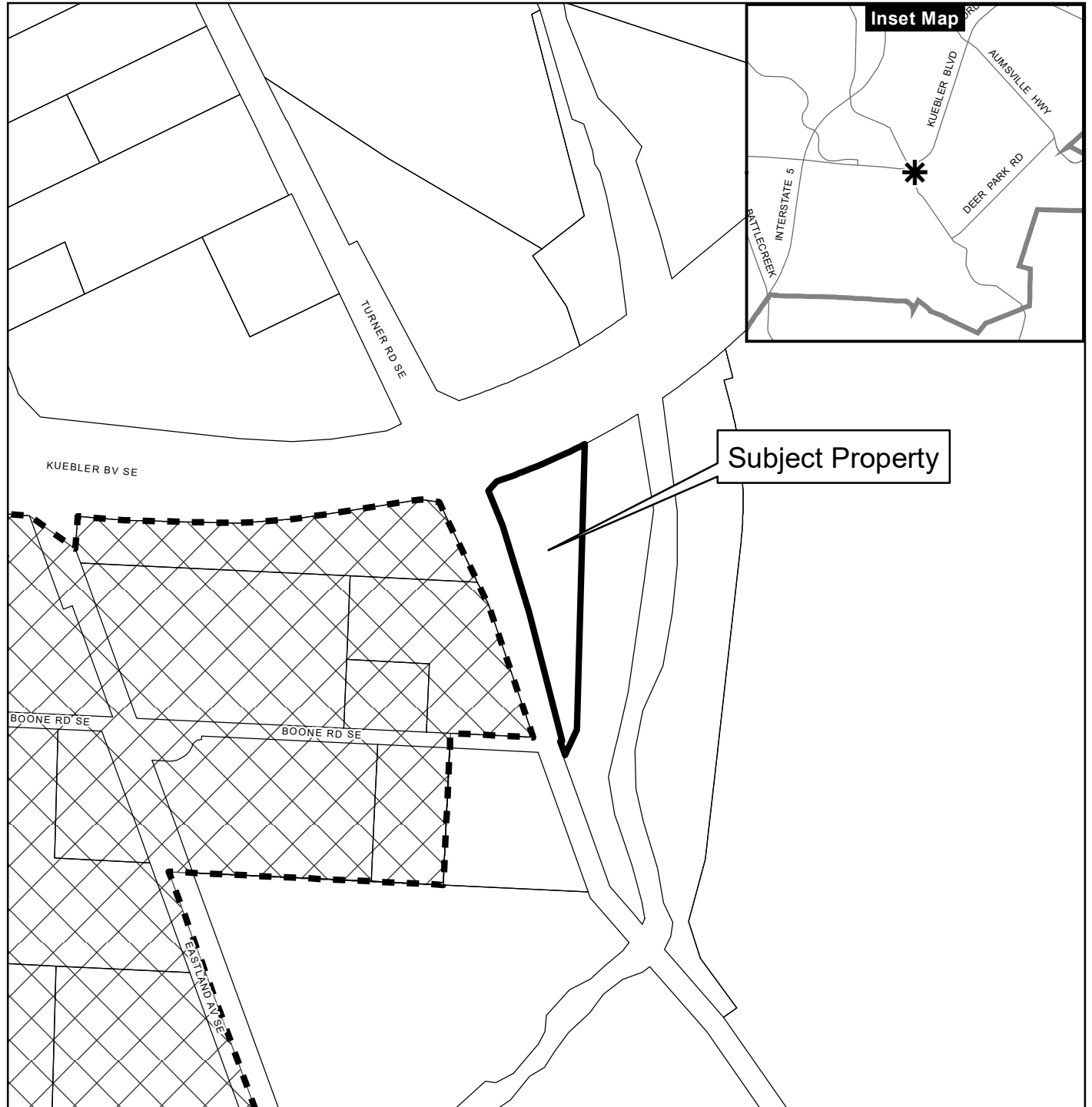
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map 4910 Turner Road SE



Subject Property

Legend

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

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 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.

NARRATIVE

The purpose of this survey is to validate and monument that unlawfully created unit of land described in that instrument recorded in Reel 4146, Page 318 (excepting that portion conveyed to the City of Salem in Reel 4368, Page 269), Marion County Deed Records, per City of Salem Planning File No. VUL 21-_____, by means of partition plat. The basis of bearings used was along the westerly line Parcel 3, Partition Plat 2016-49 per MCSR 35280, between the ODOT iron rod at Station "OC" 25+74.29 PT and the calculated position of Station "OC" 34+30.67 PC, being a point 5.00 feet Westerly of the found reference monument as shown in said MCSR 35280.

The subject property is described in the aforementioned deed to be that property designated as Parcel 13 and described in that deed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded on Reel 623, Page 308 of Marion County Records. Parcel 13 is therein described as being that portion of Sections 7 and 18, Township 8 South, Range 2 West, W.M., Marion County, Oregon, lying Southeasterly of Parcel 1 and Westerly of Parcel 11 (of said deed) and Northeasterly of existing Turner Road, Excepting Parcel 3 (of said deed). Therefore, the boundary of the subject property was determined as follows:

Parcel 1 (Kuebler Boulevard) - I held the record offsets and stationing from the found monuments along the Kuebler Boulevard right of way per MCSR 32365 and MCSR 35280 to determine the center line "L" Alignment. I then offset said center line 110' for the southeasterly right of way.

PARCEL 11 - The "OC" Alignment was determined by holding the found ODOT monuments along the west line of Parcel 3, Partition Plat 2016-49 and utilizing data from Reel 623, Page 308, holding record station and offsets from said deed to locate the west line of Parcel 11.

TURNER ROAD SE - I held the record offsets and stationing from the found monuments set in MCSR 32365 (with the exception of monument F) to determine the center line "T" Alignment, which terminates at the center of Boone Road S.E. The southerly portion of the Turner Road center line was determined by holding record angle between the center line of Boone Road and Turner Road to the Southeast per MCSR 38544 and offset said line 30 feet Northeasterly for the original right of way. I then excepted out that portion of said Reel 4146, Page 318 that was conveyed to the City of Salem in said Reel 4368, Page 269.

LEGEND:

- = 5/8" x 30" iron rod with yellow plastic cap stamped "WILSON PLS 2687"
- = Found monument within 0.2' of ground surface unless noted otherwise (see found monument list)
- () = Data of record per survey noted
- [] = Record and measured data per survey or deed noted
- P.P. = Partition Plat
- R. = Reel
- P. = Page
- MCSR = Marion County Survey Records
- MCDR = Marion County Deed Records

DEED REFERENCES:

- R1 R. 623, P. 308, MCDR
- R2 R. 4146, P. 318, MCDR
- R3 R. 4368, P. 269, MCDR

SURVEY REFERENCES:

- [1] MCSR 4409C073
- [2] MCSR 32365
- [3] MCSR 35280
- [4] MCSR 38544

Curve Table				
Curve #	Radius	Delta	Length	Chord Bearing & Dist.
C1	2864.79'	10°46'33"	538.79'	N22°08'22"W 538.00'
(C1) [2]	2864.79'	10°46'33"	538.79'	-
C2	954.93'	21°00'00"	350.00'	S04°02'00"E 348.04'
(C2) R1	954.93'	21'	350'	S4°02'E 348.04'
C3	498.22'	44°50'00"	389.85'	S28°53'00"W 379.98'
(C3) R1	498.22'	44°50'	389.86'	S28°53'W 379.99'
C4	1762.95'	56°04'30"	1725.39'	N56°20'16"E 1657.35'
(C4) [2]	1762.95'	-	1725.39'	-
C5	1872.95'	08°06'58"	265.31'	N66°29'45"E 265.09'
C6	1872.95'	13°34'11"	443.58'	N55°39'10"E 442.55'

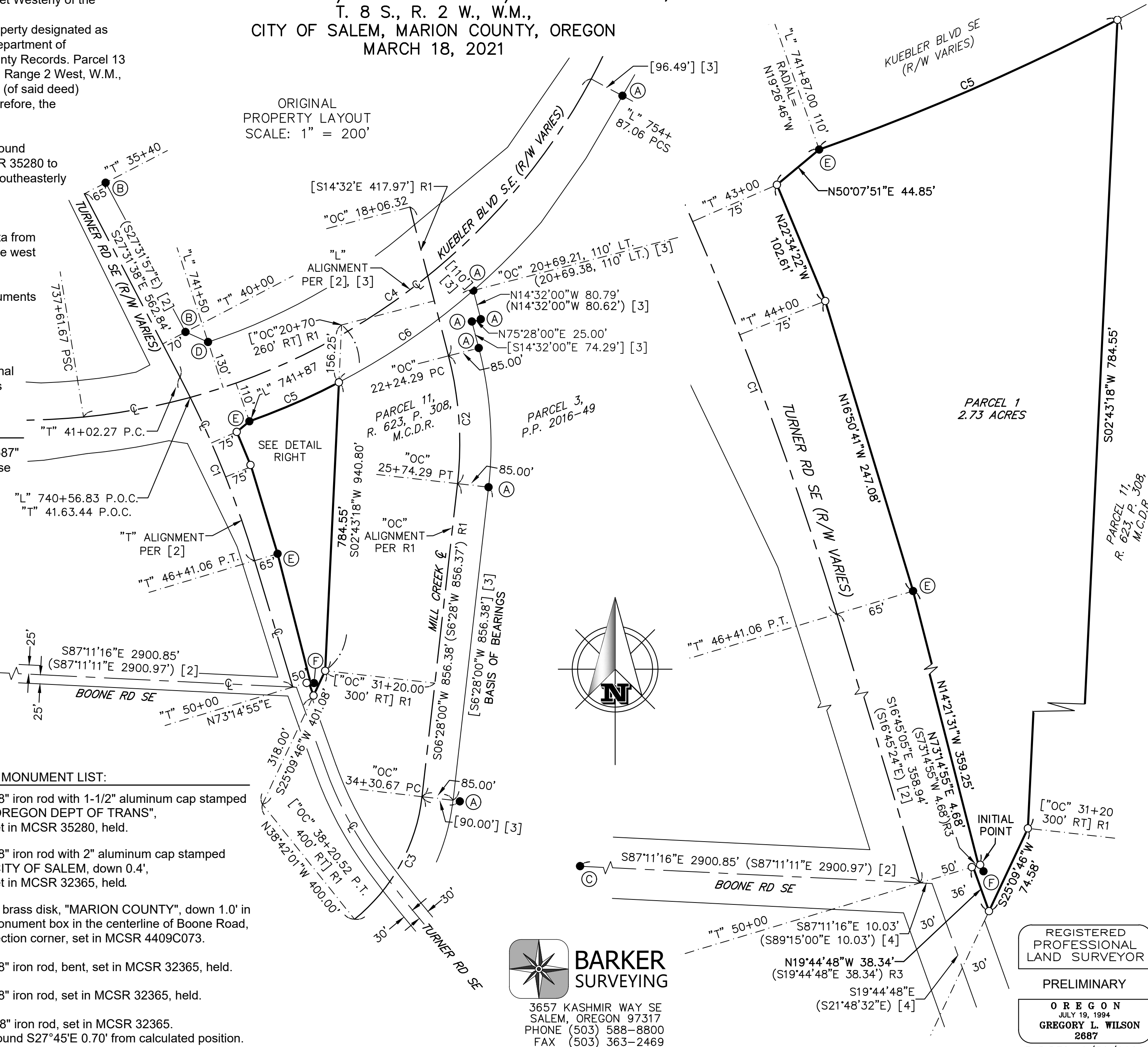
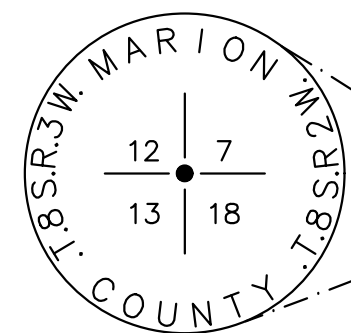
FOUND MONUMENT LIST:

- (A) 5/8" iron rod with 1-1/2" aluminum cap stamped "OREGON DEPT OF TRANS", set in MCSR 35280, held.
- (B) 5/8" iron rod with 2" aluminum cap stamped "CITY OF SALEM, down 0.4", set in MCSR 32365, held.
- (C) 3" brass disk, "MARION COUNTY", down 1.0' in monument box in the centerline of Boone Road, section corner, set in MCSR 4409C073.
- (D) 5/8" iron rod, bent, set in MCSR 32365, held.
- (E) 5/8" iron rod, set in MCSR 32365, held.
- (F) 5/8" iron rod, set in MCSR 32365. Found S27°45'E 0.70' from calculated position.

PARTITION PLAT NO. _____

LOCATED IN THE S.W. 1/4 AND S.E. 1/4 OF SECTION 7
AND THE N.W. 1/4 AND THE N.E. 1/4 OF SECTION 18,
T. 8 S., R. 2 W., W.M.,
CITY OF SALEM, MARION COUNTY, OREGON
MARCH 18, 2021

DETAIL
SCALE: 1" = 60'



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JULY 19, 1994
GREGORY L. WILSON
2687
EXPIRES: 6/30/2022

PARTITION PLAT NO. _____

LOCATED IN THE S.W. 1/4 AND S.E. 1/4 OF SECTION 7
 AND THE N.W. 1/4 AND THE N.E. 1/4 OF SECTION 18,
 T. 8 S., R. 2 W., W.M.,
 CITY OF SALEM, MARION COUNTY, OREGON
 MARCH 18, 2021

SURVEYOR'S CERTIFICATE:

I, Gregory L. Wilson, a Registered Professional Land Surveyor in Oregon, do hereby depose and say that I did accurately survey and mark with proper monuments the lands represented on the attached map, situated in the southwest and southeast quarters of Section 7 and the northwest and northeast quarters of Section 18, Township 8 South, Range 2 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, being described as follows:

Beginning at the Initial Point of this partition plat, said point being marked by a 5/8-inch iron rod with yellow plastic cap stamped "WILSON PLS 2687" set on the northeasterly right of way line of Turner Road S.E. at a point 50.00 feet Northeasterly and opposite Engineer's Centerline Station "T" 50+00 as shown on MCSR 32365, said point being South 87°11'16" East 2900.85 feet and North 73°14'55" East 50.00 feet from the southwest corner of said Section 7; and running thence:

North 14°21'31" West 359.25 feet along said northeasterly right of way line to a point 65.00 feet Northeasterly and opposite Engineer's Centerline Station "T" 46+41.06 PT;

thence North 16°50'41" West 247.08 feet along said northeasterly right of way line to a point 75.00 feet Northeasterly and opposite Engineer's Centerline Station "T" 44+00;

thence North 22°34'22" West 102.61 feet along said northeasterly right of way line to a point 75.00 feet Northeasterly and opposite Engineer's Centerline Station "T" 43+00;

thence leaving said northeasterly right of way line, North 50°07'51" East 44.85 feet to a point on the southeasterly right of way line of Kuebler Boulevard SE, said point being 110.00 feet Southeasterly and opposite Engineer's Centerline Station "L" 741+87.00 as shown on said MCSR 32365, said point also being the beginning of a non-tangent curve concave to the Northwest;

thence Northeasterly along the arc of an 1872.95 foot radius curve to the left (whose radius point bears North 19°26'46" West and the chord of which bears North 66°29'45" East 265.09 feet) 265.31 feet along said southeasterly right of way line to the northwest corner of that property described as "Parcel 11" in that deed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded in Reel 623, Page 308, Marion County Deed Records;

thence South 02°43'18" West 784.55 feet along the west line of said "Parcel 11" to an angle point thereof, said point being 300.00 feet Westerly and opposite Engineer's Centerline Station "OC" 31+20 as described in Reel 623, Page 308;

thence South 25°09'46" West 74.58 feet along said west line to a point on the northeasterly line of that tract of land conveyed to the City of Salem by that Warranty Deed recorded in Reel 4368, Page 269, Marion County Deed Records, said point being 36.00 feet at a perpendicular distance from the centerline of the aforementioned Turner Road SE;

thence North 19°44'48" West 38.34 feet along said northeasterly line to a point Northeasterly and opposite the aforementioned Engineer's Centerline Station "T" 50+00;

thence North 73°14'55" East 4.68 feet to the Point of Beginning, containing 2.73 acres of land, more or less.

 Gregory L. Wilson
 Registered Professional Land Surveyor No. 2687
 License expires June 30, 2022

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

PRELIMINARY

OREGON
 JULY 19, 1994
 GREGORY L. WILSON
 2687

EXPIRES: 6/30/2022



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

THE WITHIN PLAT IS HEREBY APPROVED:

 Planning Administrator, City of Salem
 Case No. VUL 21-____ Date _____

 Salem City Surveyor Date _____

 Marion County Assessor Date _____

Taxes and assessments on the above described property as provided by ORS 92.095, have been paid through _____ .

 Marion County Tax Collector Date _____

STATE OF OREGON
 COUNTY OF MARION S.S.

I do hereby certify that the attached Partition Plat No. _____ was received for recording on the ____ day of _____, 2021, at ____ .m. o'clock and recorded in Record of Partition Plats. Also referenced in Marion County Deed Records, Reel____, Page____.

Bill Burgess, Marion County Clerk

By: _____
 Deputy County Clerk

DECLARATION:

Know all people by these presents that JSRE Investments LLC, an Oregon limited liability company, being the owner of the land described in the Surveyor's Certificate hereon made and desiring to dispose of the same in parcels, has caused the same to be partitioned and surveyed in accordance with the provisions of Chapter 92 of the Oregon Revised Statutes, as shown on the attached map.

In witness whereof, I set my hand and seal this ____ day of _____ 2021 .

JSRE Investments, LLC

By: _____
 Jon Isaac Taylor, Member

STATE OF OREGON
 COUNTY OF _____ S.S.

This instrument was acknowledged before me this ____ day of _____, 2021, by Jon Isaac Taylor, Member of JSRE Investments LLC, an Oregon Limited Liability Company, being the identical person described in the above instrument and who personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes stated therein and without fear or compulsion from anyone.

 NOTARY PUBLIC - OREGON
 (PRINT NAME)

COMMISSION NO. _____

MY COMMISSION EXPIRES _____