



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 Unit of Land Case No. VUL23-01
PROPERTY LOCATION:	3243 12th St SE, Salem OR 97302
NOTICE MAILING DATE:	March 9, 2023
PROPOSAL SUMMARY:	A validation of unit of land for property unlawfully established in 1983.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Thursday, March 23, 2023. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Peter Domine, Planner I , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2311; E-mail: pdomine@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> Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: geoffreyjames@comcast.net .
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):	Roger Griswold
APPLICANT(S):	Brandie Dalton
PROPOSAL REQUEST:	One validation of unit of land for property unlawfully established in 1983 when tax lots 2200 and 2300 were conveyed by deed. The subject property is 0.54 acres in size, zoned RS (Single Family Residential) and located at 3243 12th St SE (Marion County Assessors Map and Tax Lot Number 083W03AA / 2100).
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:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 23 103446. Paper copies can be obtained for a reasonable cost.

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 información, por favor llame 503-588-6173

REGARDING: Validation of Unit of Land Case No. VUL23-01

PROJECT ADDRESS: 3243 12th St SE, Salem OR 97302

AMANDA Application No.: 23-103446-PLN

COMMENT PERIOD ENDS: March 23, 2023

SUMMARY: A validation of unit of land for property unlawfully established in 1983.

REQUEST: One validation of unit of land for property unlawfully established in 1983 when tax lots 2200 and 2300 were conveyed by deed. The subject property is 0.54 acres in size, zoned RS (Single Family Residential) and located at 3243 12th St SE (Marion County Assessors Map and Tax Lot Number 083W03AA / 2100).

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. Thursday, March 23, 2023, 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: Peter Domine, Planner I, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2311; E-Mail: pdomine@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

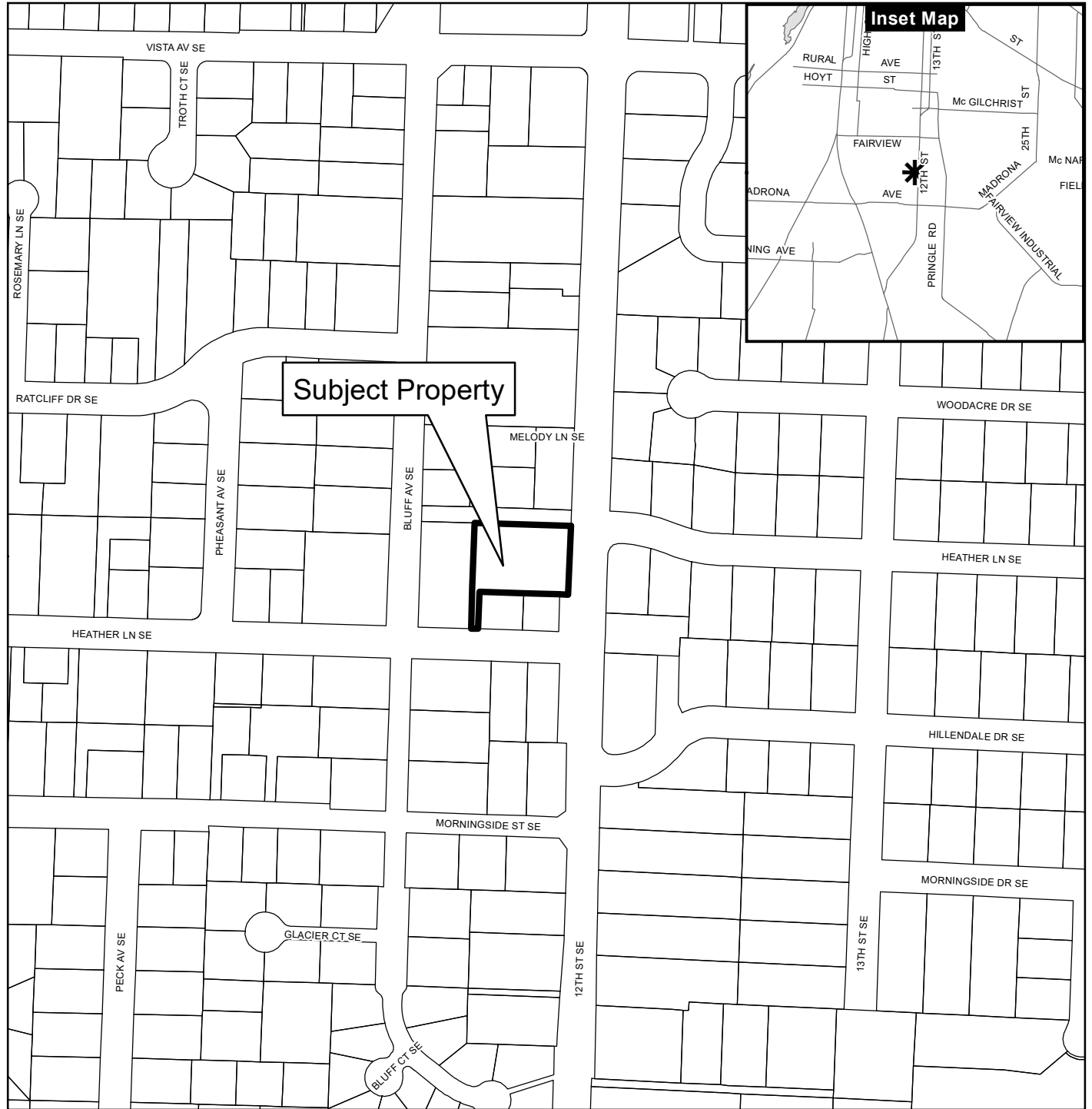
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map








3243 12th St SE

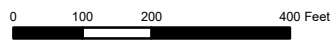


Subject Property

Inset Map

Legend

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

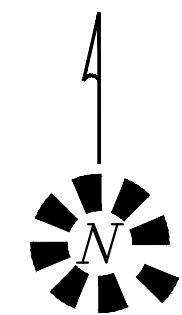


This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

PARTITION PLAT No. 2023-

FOR THE PURPOSE OF LOT VALIDATION IN THE NE 1/4 SEC. 3, T. 8 S., R. 3 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



1" = 30'
02/01/2023
#7510

LEGEND:

- MCSR = MARION COUNTY SURVEY RECORDS
- MCDR = MARION COUNTY DEED RECORDS
- MC = MARION COUNTY
- IR = IRON ROD
- IP = IRON PIPE
- STA = STATION
- PC = POINT OF CURVATURE
- R. = REEL
- P. = PAGE
- V. = VOLUME
- P.P. = PARTITION PLAT
- R.O.W. = RIGHT-OF-WAY
- W/AC = WITH ALUMINUM CAP
- W/YPC = WITH YELLOW PLASTIC CAP
- () = RECORD DATA PER #5, UNLESS OTHERWISE NOTED
- [] = RECORD AND MEASURED DATA PER #5, UNLESS OTHERWISE NOTED
- { } = CALCULATED DATA PER SURVEY NOTED
- = FOUND 3/4" IRON PIPE, AS-NOTED
- = FOUND IR W/YPC SCRIBED "LAND MARKERS INC.", AS-NOTED
- = FOUND IR W/AC SCRIBED "BARKER PLS 636", AS-NOTED
- = FOUND MONUMENT, AS-NOTED
- = SET 5/8" IR W/YPC SCRIBED "MULTI/TECH ENG."
- X = CALCULATED POINT AS-NOTED

MONUMENT TABLE:

- | | |
|----|---|
| A. | IRON ROD W/AC SCRIBED "BARKER PLS 636", SET IN #4 |
| B. | IRON ROD W/AC SCRIBED "BARKER PLS 636", SET IN #4 |
| C. | IRON ROD W/AC SCRIBED "BARKER PLS 636", SET IN #4 |
| D. | IRON ROD W/AC SCRIBED "BARKER PLS 636", SET IN #4 |
| E. | 1/2" IRON PIPE, DOWN 0.4', SET IN #3 |
| F. | 1-1/2" IRON PIPE, LOCATED S°03'54"E 0.92' FROM CORNER (CALLED OFF IN #5), SET IN #1 |
| G. | 1/2" IRON PIPE, SET IN #3 |
| H. | 3/4" IRON PIPE, LOCATED N00°08'46"W 0.15' FROM CORNER (CALLED OFF IN #5), SET IN #2 |
| J. | 1" IRON PIPE, REFERENCED IN D3 |
| K. | 3/4" IRON PIPE, SET IN #2 |
| M. | 5/8" IRON ROD W/YPC SCRIBED "LAND MARKERS INC.", SET IN #5 |
| N. | 5/8" IRON ROD W/YPC SCRIBED "LAND MARKERS INC.", SET IN #5 |
| P. | 5/8" IRON ROD W/YPC SCRIBED "LAND MARKERS INC.", SET IN #5 |
| Q. | 3/4" IRON PIPE, SET IN #2 |

NOTES:

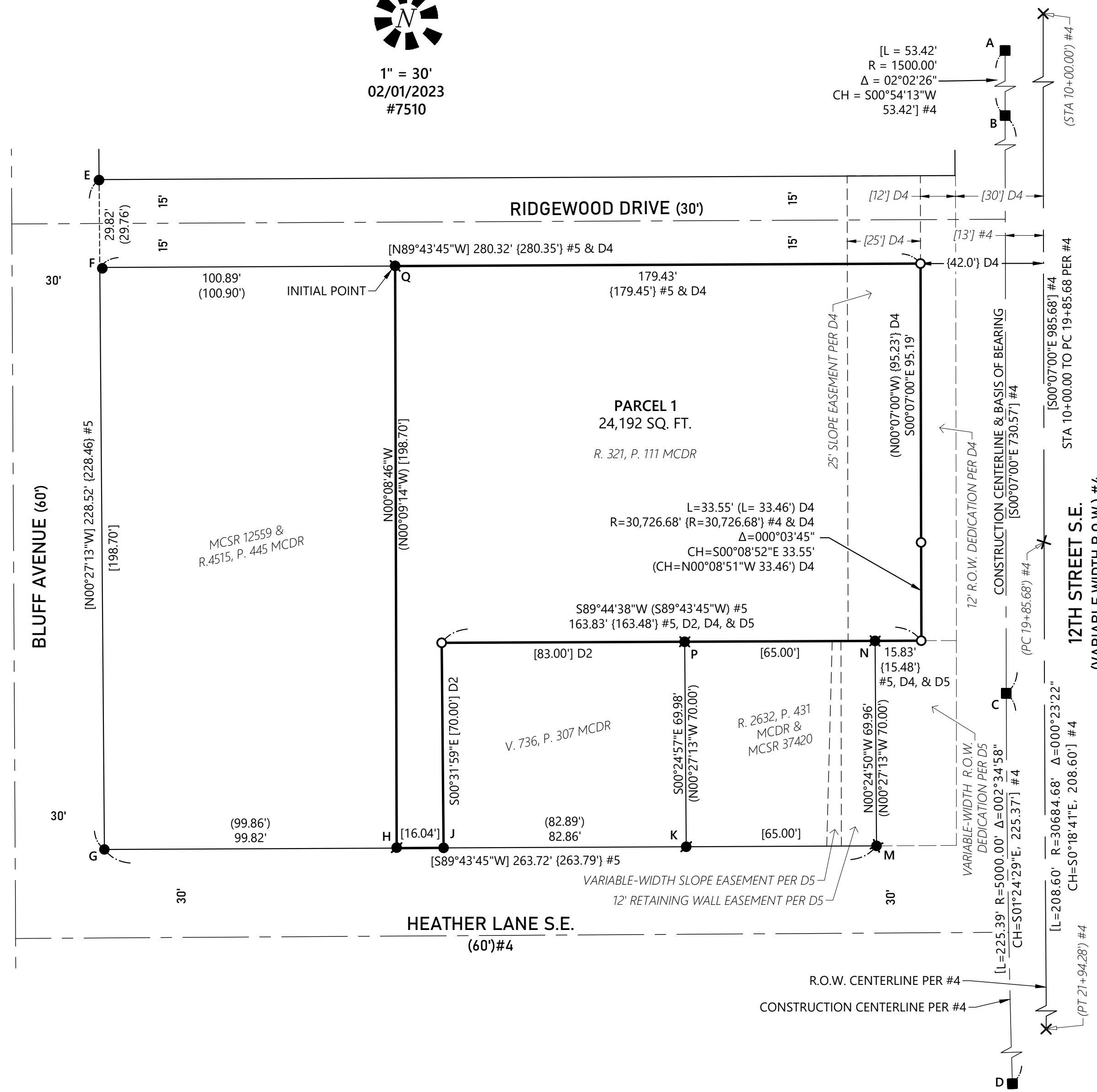
1. ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
2. ALL MONUMENTS SET FLUSH WITH THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
3. THIS PARTITION PLAT IS BEING RECORDED PER CITY OF SALEM NOTICE OF DECISION VALIDATION OF UNIT OF LAND CASE NO: _____
DATE: _____
APPLICATION NO.: _____

REFERENCE SURVEYS:

- #1 MCSR 8865
- #2 MCSR 12559
- #3 MCSR 20589
- #4 MCSR 35733
- #5 MCSR 37420
- #6 P.P. V. 21, P. 232, MCSR

REFERENCE DOCUMENTS:

- D1. R. 321, P. 110 & 111
- D2. R. 736, P. 307
- D3. R. 1387, P. 40
- D4. R. 1438, P. 542
- D5. R. 1905, P. 267
- D6. R. 2632, P. 431
- D7. R. 4631, P. 327



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2023

PARTITION PLAT No. 2023-_____
FOR THE PURPOSE OF LOT VALIDATION
IN THE NE 1/4 SEC. 3, T. 8 S., R. 3 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

02/01/2023
 #7510

SURVEYOR'S CERTIFICATE:

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN OREGON, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED MAP AS SHOWN, THE BOUNDARY OF WHICH IS DESCRIBED IN REEL 321, PAGE 111, MARION COUNTY DEED RECORDS, AND BETTER DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE, BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN REEL 321, PAGE 111, MARION COUNTY DEED RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SALEM, MARION COUNTY, OREGON; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGEWOOD DRIVE, SOUTH 89°43'45" EAST 179.43 FEET TO A 5/8" IRON ROD AT THE WESTERLY RIGHT-OF-WAY LINE OF 12TH STREET SOUTHEAST; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°07'00" EAST 195.19 FEET TO A 5/8" IRON ROD; THENCE 33.55 FEET ALONG A 30,726.68 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 00°08'52" EAST 33.55 FEET); THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 89°44'38" WEST 163.87 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN VOLUME 736, PAGE 307, AS RECORDED IN MARION COUNTY DEED RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID TRACT SOUTH 00°31'59" EAST 70.00 FEET TO A 1" IRON ROD AT THE NORTHERLY RIGHT-OF-WAY LINE OF HEATHER LANE SOUTHEAST; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°43'45" WEST 15.99 FEET TO A 3/4" IRON ROD AT THE EASTERLY LINE OF THE LAND DESCRIBED IN REEL 4514, PAGE 445, MARION COUNTY DEED RECORDS; THENCE ALONG SAID EASTERLY LINE NORTH 00°08'46" WEST 198.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 24,192 SQUARE FEET, MORE OR LESS.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 13, 2004
 ROBERT D. HAMMAN
 64202LS

EXPIRES: 6-30-2023

 ROBERT D. HAMMAN PLS 64202LS

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DO A VALIDATION OF LAND THROUGH A PARTITION PLAT OF THE PROPERTY DESCRIBED IN REEL 4631, PAGE 327, MARION COUNTY DEED RECORDS, AND ALLOWED IN CITY OF SALEM PLANNING CASE NO. _____.

THE BASIS OF BEARING IS THE CONSTRUCTION CENTERLINE OF 12TH STREET SOUTHEAST, SOUTH 00°07'00" EAST, PER MCSR 35733. THE INITIAL POINT OF THIS SURVEY IS LOCATED AT THE NORTHWEST CORNER OF THE TRACT OF LAND DEPICTED IN MCSR 12559.

I HELD MONUMENTS "A", "B", "C", AND "D" FOR THE CONSTRUCTION CENTERLINE OF 12TH STREET SOUTHEAST AS DEPICTED IN MCSR 35733. THIS LINE WAS HELD TO RECREATE THE RIGHT-OF-WAY CENTERLINE OF 12TH STREET SOUTHEAST. THIS RIGHT-OF-WAY CENTERLINE WAS THEN OFFSET BY A CALCULATED DISTANCE OF 42.00 FEET TO CREATE THE CORRESPONDING WESTERLY RIGHT-OF-WAY LINE OF 12TH STREET SOUTHEAST, BEING ALSO THE EASTERLY LINE OF THE SUBJECT PROPERTY.

I HELD MONUMENTS "G" AND "E" TO CREATE THE EASTERLY RIGHT-OF-WAY LINE OF BLUFF AVENUE.

HOLDING MONUMENT "Q", I PROJECTED A LINE EASTERLY AT RECORD BEARING, SOUTH 89°43'45" EAST, TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF 12TH STREET SOUTHEAST. I ALSO PROJECTED SAID LINE WESTERLY AT THE OPPOSING BEARING TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF BLUFF AVENUE. THIS INTERSECTION OF RIDGEWOOD DRIVE AND BLUFF AVENUE FIT THE RECORD DATA FOR MONUMENT "F", BEING CALLED OFF THE TRUE CORNER IN MCSR 37420.

I HELD MONUMENTS "G", "J", "K", AND "M" FOR THE NORTHERLY LINE OF HEATHER LANE SOUTHEAST.

I HELD MONUMENTS "P" AND "N" FOR THE NORTHERLY LINE OF THE TRACT OF LAND DEPICTED IN MCSR 37420. I THEN PROJECTED THIS LINE EASTERLY FROM MONUMENT "N" EASTERLY TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF 12TH STREET. I ALSO PROJECTED SAID LINE WESTERLY FROM MONUMENT "P", RECORD DISTANCE OF 83.00 FEET.

I HELD MONUMENT "J" AND PROJECTED A LINE NORTHERLY, RECORD DISTANCE OF 70.00 FEET TO INTERSECT THE END OF THE WESTERLY EXTENSION OF LINE "N"- "P", CREATING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN VOLUME 736, PAGE 307, MARION COUNTY DEED RECORDS.

I HELD MONUMENT "Q" AND PROJECTED A LINE SOUTHERLY TO A POINT ALONG THE NORTHERLY RIGHT-OF-WAY OF HEATHER LANE SOUTHEAST, BEING THE TRUE CORNER OF THE SUBJECT PROPERTY. MONUMENT "H" IS CALLED OFF OF SAID TRUE CORNER BY MCSR 37420, AND SAID CALL FIT MY MEASUREMENTS.

STATE OF OREGON }
 COUNTY OF MARION } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE _____ DAY OF _____, 2023, AT _____ O'CLOCK _____ M, AND RECORDED IN THE BOOK OF PARTITION PLATS, VOLUME _____, AT PAGE _____, ALSO REFERENCED IN THE MARION COUNTY DEED RECORDS IN REEL _____, PAGE _____.

BILL BURGESS, MARION COUNTY CLERK

BY: _____
 DEPUTY COUNTY CLERK

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT ROGER GRISWOLD, BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON ATTACHED AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO A PARCEL FOR THE PURPOSE OF VALIDATION OF A UNIT OF LAND AS SHOWN ON THE ATTACHED PARTITION PLAT.

BY:

 ROGER GRISWOLD

STATE OF OREGON }
 COUNTY OF MARION } SS

ON THIS _____ DAY OF _____, 2023, THAT ROGER GRISWOLD DID PERSONALLY APPEAR BEFORE ME, A NOTARY PUBLIC FOR OREGON, AND THE ABOVE-NAMED PERSON WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

 NOTARY SIGNATURE

 NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

CITY OF SALEM APPROVALS:

 PLANNING ADMINISTRATOR DATE
 PLANNING FILE NO. _____

 CITY OF SALEM SURVEYOR DATE

CONDITIONS OF APPROVAL FOR THIS PARTITION ARE RECORDED IN DOCUMENT NO. _____, MARION COUNTY DEED RECORDS.

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 DATE
 MARION COUNTY BOARD OF COMMISSIONERS