



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:	Phased Subdivision Tentative Plan Modification / Property Line Adjustment Case No. SUB21-09MOD1PLA23-08
PROPERTY LOCATION:	4540 Pringle Rd SE, Salem OR 97302
NOTICE MAILING DATE:	March 31, 2023
PROPOSAL SUMMARY:	A property line adjustment in conjunction with a modification to the boundary of a previously approved phased subdivision tentative plan.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Friday, April 14, 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:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@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) 205.070(d)(2) – Subdivision Modification; 205.055(d) – Property Line Adjustment 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):	Michelle M. Morrow
APPLICANT(S):	Marty Kehoe
PROPOSAL REQUEST:	<p>A property line adjustment to move the property line between two existing lots of record resulting in adjusted lot sizes approximately 24.74 acres (proposed lot 1) and 4.88 acres (proposed lot 2) in size, and modification to the boundary of a previously approved phased subdivision tentative plan (SUB21-09) resulting in the exclusion of the historic farmstead lot from the approved subdivision boundary. No change to the previously approved phasing plan or tree removal plan is proposed with this application.</p> <p>The subject property is approximately 29.68 acres in size, zoned RA (Residential Agriculture) and RS (Single Family Residential), and located at 4540 Pringle Road SE - 97302 (Marion County Assessor Map and Tax Lot numbers: 083W11BC / 03000 and 03200).</p>
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 102733. 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: Phased Subdivision Tentative Plan Modification / Property Line Adjustment Case No. SUB21-09MOD1PLA23-08

PROJECT ADDRESS: 4540 Pringle Rd SE, Salem OR 97302

AMANDA Application No.: 23-102733-PLN

COMMENT PERIOD ENDS: April 14, 2023

SUMMARY: A property line adjustment in conjunction with a modification to the boundary of a previously approved phased subdivision tentative plan.

REQUEST: A property line adjustment to move the property line between two existing lots of record resulting in adjusted lot sizes approximately 24.74 acres (proposed lot 1) and 4.88 acres (proposed lot 2) in size, and modification to the boundary of a previously approved phased subdivision tentative plan (SUB21-09) resulting in the exclusion of the historic farmstead lot from the approved subdivision boundary. No change to the previously approved phasing plan or tree removal plan is proposed with this application.

The subject property is approximately 29.68 acres in size, zoned RA (Residential Agriculture) and RS (Single Family Residential), and located at 4540 Pringle Road SE - 97302 (Marion County Assessor Map and Tax Lot numbers: 083W11BC / 03000 and 03200).

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, April 14, 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: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@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

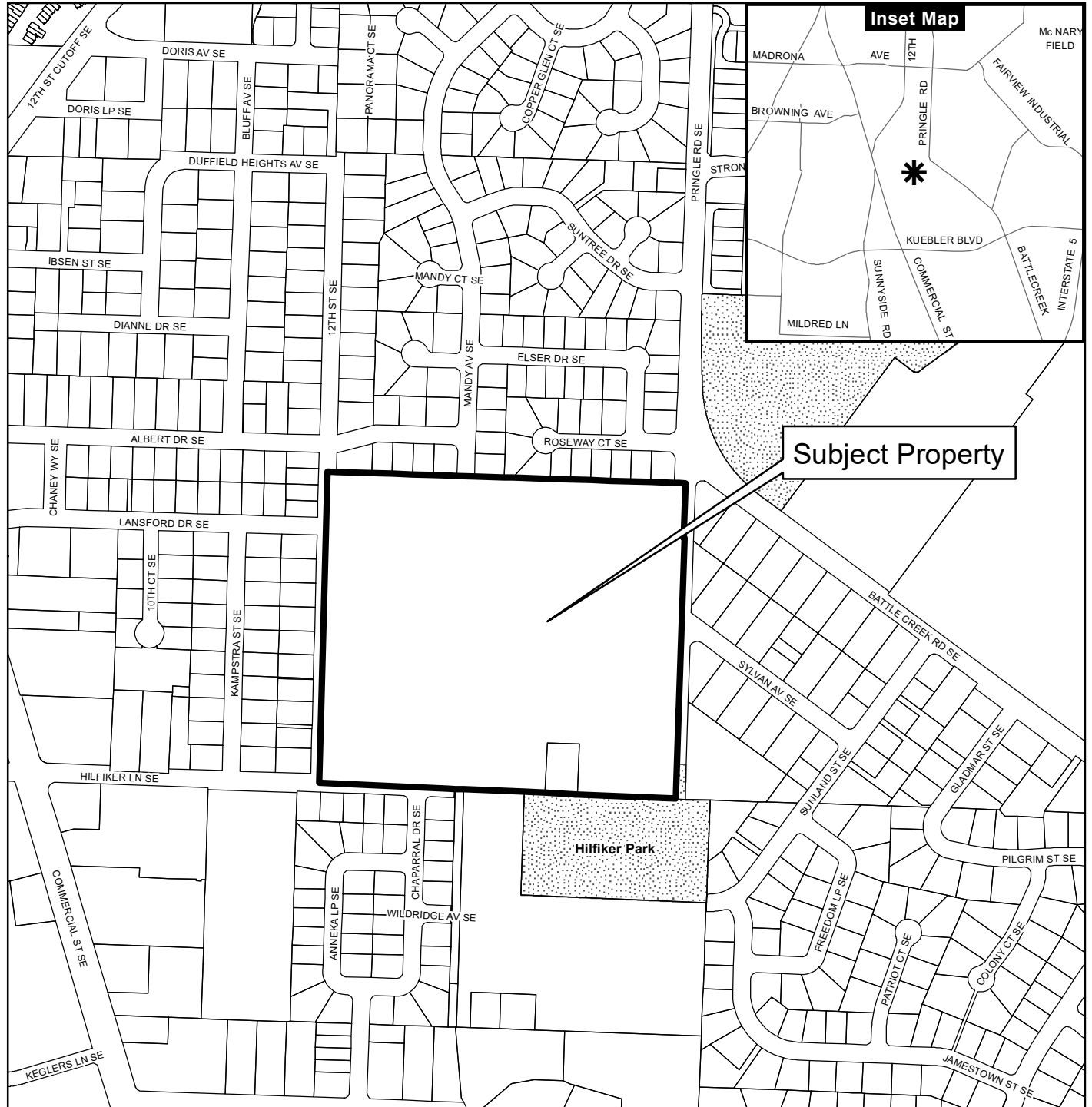
POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map








4540 Pringle Road SE



Subject Property

Inset Map

Legend

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



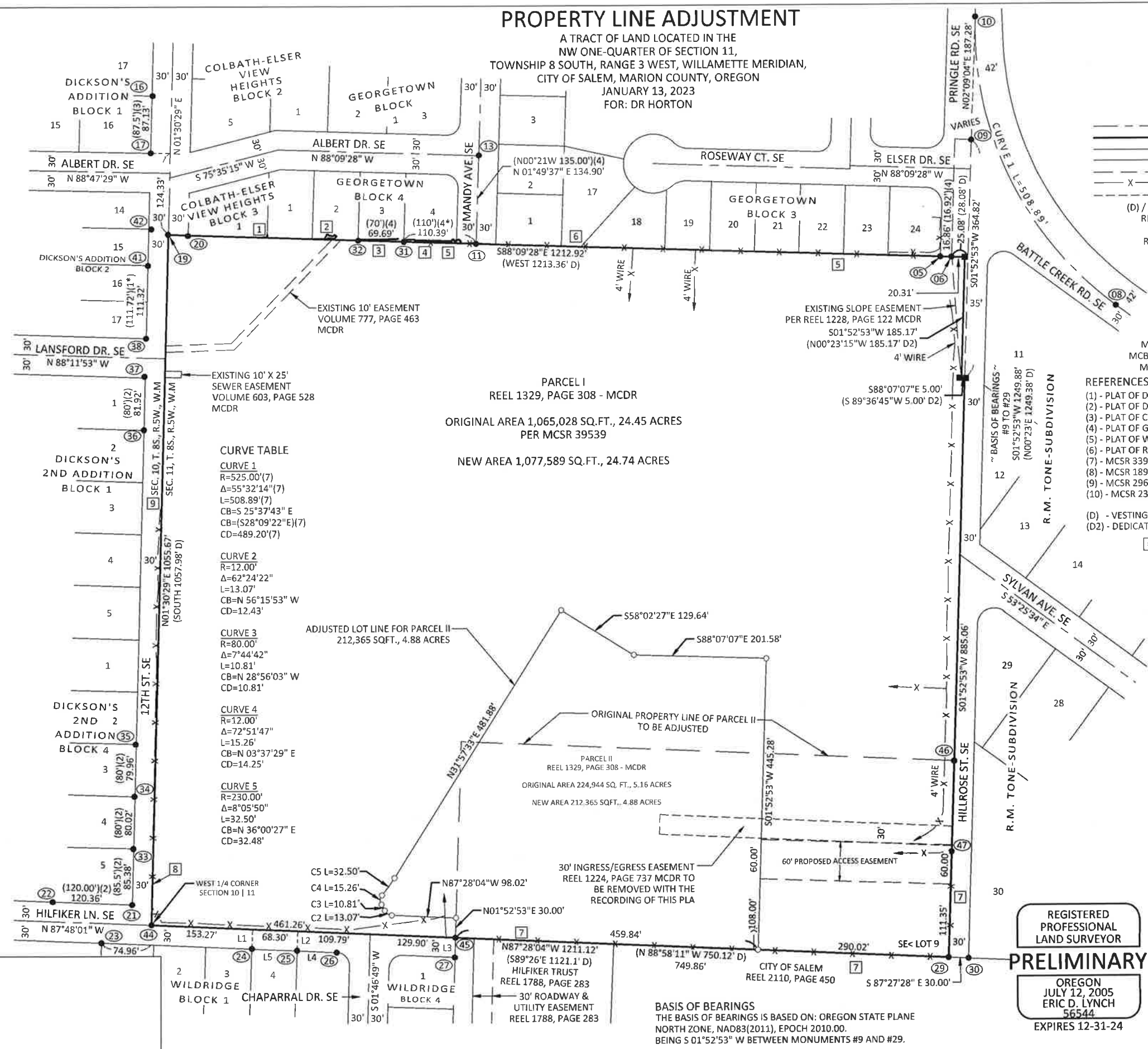
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PROPERTY LINE ADJUSTMENT

A TRACT OF LAND LOCATED IN THE
NW ONE-QUARTER OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,
CITY OF SALEM, MARION COUNTY, OREGON
JANUARY 13, 2005
FOR: DR HORTON



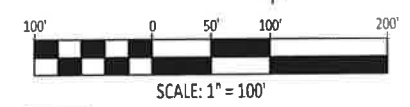
- ### LEGEND
- FOUND 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "EMERIO DESIGN" PER MCSR 39475
 - 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "EMERIO DESIGN" SET ON
 - FOUND MONUMENT AS NOTED IN TABLE FLUSH UNLESS OTHERWISE NOTED
 - EXISTING CENTERLINE
 - EXISTING BOUNDARY
 - EXISTING RIGHT OF WAY
 - EXISTING LOT LINE
 - EXISTING EASEMENT
 - EXISTING FENCE LINE
 - PROLONGATION LINE
 - (D) / (R#) REFERENCE NUMBER SEE TABLE (SEE PAGE 2)
 - REF'D REFERENCED
 - PC POINT OF CURVATURE
 - ROW RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - DLC DONATION LAND CLAIM
 - DN DOWN
 - RR RAILROAD
 - AL ALUMINUM
 - CL CENTERLINE
 - (*) CALCULATED VALUE FROM NOTED RECORD
 - MCSR MARION COUNTY SURVEY RECORDS
 - MCBOTP MARION COUNTY BOOK OF TOWN PLATS
 - MCDR MARION COUNTY DEED RECORDS

- ### REFERENCES
- (1) - PLAT OF DICKSON'S ADDITION - V. 14, P. 52 MCBOTP
 - (2) - PLAT OF DICKSON'S 2ND ADDITION - V. 17, P. 46 MCBOTP
 - (3) - PLAT OF COLBATH-ELSER VIEW HEIGHTS - V. 26, P.30 MCBOTP
 - (4) - PLAT OF GEORGETOWN - V. 34, P. 41 MCBOTP
 - (5) - PLAT OF WILDRIDGE - V. 35, P.40 MCBOTP
 - (6) - PLAT OF R.M. TONE - V. 15, P. 48 MCBOTP
 - (7) - MCSR 33912
 - (8) - MCSR 18931
 - (9) - MCSR 29688
 - (10) - MCSR 23793
- (D) - VESTING DEED - REEL 1329, PAGE 308 MCDR
(D2) - DEDICATION TO CITY - REEL 1228, PAGE 121 MCDR

- ### BOUNDARY NOTES
- 1 - CONCRETE WALL 0.2' NORTH OF NORTH LINE
 - 2 - WOOD WALL 0.4' NORTH OF NORTH LINE
 - 3 - BLOCK WALL 0.7' NORTH OF NORTH LINE
 - 4 - WOOD WALL 0.3' NORTH OF NORTH LINE
 - 5 - WOOD FENCE ON LINE
 - 6 - WOOD FENCE 0.9' NORTH OF NORTH LINE
 - 7 - WIRE FENCE ON LINE
 - 8 - WIRE FENCE CROSSES WEST LINE
 - 9 - WIRE FENCE 3'+/- WEST OF WEST LINE (WEIGHTED DOWN IN HEAVY BRUSH)

LINE TABLE

L1	- N 02°31'56" E 29.69'	(30.00')(5)
L2	- N 02°31'56" E 29.77'	(30.00')(5)
L3	- N 01°43'32" E 30.00'	(500°09'E 30.00' R5)
L4	- S 87°28'04" E 60.18'	(S89°20'E 60.29' R5)
L5	- S 87°28'04" E 68.30'	(S89°20'E 68.01' R5)



CURVE TABLE

CURVE 1	R=525.00'(7) Δ=55°32'14"(7) L=508.89'(7) CB=S 25°37'43" E CB=(S28°09'22"E)(7) CD=489.20'(7)
CURVE 2	R=12.00' Δ=62°24'22" L=13.07' CB=N 56°15'53" W CD=12.43'
CURVE 3	R=80.00' Δ=7°44'42" L=10.81' CB=N 28°56'03" W CD=10.81'
CURVE 4	R=12.00' Δ=72°51'47" L=15.26' CB=N 03°37'29" E CD=14.25'
CURVE 5	R=230.00' Δ=8°05'50" L=32.50' CB=N 36°00'27" E CD=32.48'

PARCEL I
REEL 1329, PAGE 308 - MCDR
ORIGINAL AREA 1,065,028 SQ.FT., 24.45 ACRES
PER MCSR 39539
NEW AREA 1,077,589 SQ.FT., 24.74 ACRES

ADJUSTED LOT LINE FOR PARCEL II
212,365 SQFT., 4.88 ACRES

ORIGINAL PROPERTY LINE OF PARCEL II TO BE ADJUSTED
PARCEL II
REEL 1329, PAGE 308 - MCDR
ORIGINAL AREA 224,944 SQ. FT., 5.16 ACRES
NEW AREA 212,365 SQFT., 4.88 ACRES

30' INGRESS/EGRESS EASEMENT
REEL 1224, PAGE 737 MCDR TO BE REMOVED WITH THE RECORDING OF THIS PLA

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS BASED ON: OREGON STATE PLANE NORTH ZONE, NAD83(2011), EPOCH 2010.00.
BEING S 01°52'53" W BETWEEN MONUMENTS #9 AND #29.

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY
OREGON
JULY 12, 2005
ERIC D. LYNCH
56544
EXPIRES 12-31-24

EMERIO
ENGINEERING • SURVEYING • DESIGN
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com
EMERIO JOB: 0883-004

PROPERTY LINE ADJUSTMENT

A TRACT OF LAND LOCATED IN THE
NW ONE-QUARTER OF SECTION 11,
TOWNSHIP 8 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,
CITY OF SALEM, MARION COUNTY, OREGON
JANUARY 13, 2023
DR HORTON

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON LINES OF THOSE PROPERTIES DESCRIBED AS PARCEL I AND II IN THAT DEED RECORDED IN REEL 1329, PAGE 308, MARION COUNTY DEED RECORDS, AS DIRECTED BY THE CLIENT, IN ANTICIPATION OF A FUTURE SUBDIVISION.

THIS PLAT IS SUBJECT TO THE CITY OF SALEM CONDITIONS OF APPROVAL CASE NUMBER PLA23-_____.

THE BOUNDARY LINES ARE HELD PER EMERIO DESIGN'S PREVIOUSLY RECORDED RECORD OF SURVEY 39539, MARION COUNTY SURVEY RECORDS.

NOTE:

MONUMENT #44 WAS SET BY THE COUNTY SURVEYOR PER THEIR DETERMINATION AND WILL BE REPLACED WITH A PERMANENT MONUMENT WHEN THE ANTICIPATED SUBDIVISION STREET CONSTRUCTION IS COMPLETED. FINAL PAVING AND THE PLACEMENT OF A MONUMENT BOX WILL BE COORDINATED WITH THE MARION COUNTY SURVEYOR.

NOTES

1. FENCES NOT RELATED TO POSSIBLE LINES OF POSSESSION EXIST BUT ARE NOT DEPICTED.
2. NO FENCES OR WALLS ENCROACH ONTO THE SUBJECT PROPERTY FROM ANY ADJOINING PROPERTIES.
3. FENCES LOCATED ON THE SUBJECT PROPERTY DO NOT ENCROACH ONTO ANY ADJOINING PROPERTIES AND ARE TO BE REMOVED DURING FUTURE DEVELOPMENT.

MONUMENT TABLE

<p>05 FOUND 1/2" IRON PIPE PER (4) N88°09'28"W, 0.14' FROM RIGHT OF WAY LINE</p> <p>06 FOUND 1/2" IRON PIPE REF'D IN (4) N88°09'28"W, 0.23' FROM DEDICATION LINE</p> <p>08 FOUND 2" AL DISK W/ PUNCH MARKED "CITY OF SALEM" PER (7) HELD FOR PT OF CURVE</p> <p>09 FOUND 1-1/2" IRON PIPE DN 0.5' SW CORNER DLC 41 HELD FOR CL</p> <p>10 FOUND 2" AL DISK W/ PUNCH MARKED "CITY OF SALEM" PER (7) HELD FOR PC OF CURVE</p> <p>11 FOUND 1/2" IRON ROD PER (4) S01°49'37"W, 0.13' FROM BOUNDARY HELD FOR CENTERLINE</p> <p>13 FOUND RR SPIKE BENT NE - DN 0.2' PER (9)</p> <p>16 FOUND 1/2" IRON PIPE BENT SE - DN 0.7' PER (1) S88°29'31"E, 0.72' FROM RIGHT OF WAY</p> <p>17 FOUND 1/2" IRON PIPE UP 0.3' PER (1) HELD FOR WESTERLY RIGHT OF WAY</p> <p>19 FOUND 1" IRON PIPE BENT NW - DN 0.2' PER (8) N56°27'37"W, 0.79' FROM NW CORNER</p> <p>20 FOUND 1" IRON PIPE DN 0.2' PER (3) S25°46'33"W, 0.82' FROM RIGHT OF WAY AT BOUNDARY</p>	<p>21 FOUND 1" IRON PIPE DN 0.3' PER (2) N88°29'31"W, 0.21' FROM RIGHT OF WAY</p> <p>22 FOUND 1" IRON PIPE BENT, BROKEN UP 0.1' PER (2) ON RIGHT OF WAY LINE</p> <p>23 FOUND 2" IRON PIPE DN 0.1' PER (10) ON RIGHT OF WAY LINE</p> <p>24 FOUND 1/2" IRON PIPE UP 0.3' PER (5) N02°31'56"E, 0.31' FROM RIGHT OF WAY</p> <p>25 FOUND 1/2" IRON PIPE DN 0.4' PER (5) N02°31'56"E, 0.23' FROM RIGHT OF WAY</p> <p>26 FOUND 5/8" IRON ROD - DN 0.4' PER (5) ON RIGHT OF WAY LINE</p> <p>27 FOUND 5/8" IRON ROD DN 0.4' PER (5) ON RIGHT OF WAY LINE</p> <p>29 FOUND 1" IRON PIPE DN 0.4' PER MCSR 6237 HELD FOR SE CORNER</p> <p>30 FOUND BOLT UP 0.5' NO RECORD</p> <p>31 FOUND 1/2" IRON PIPE PER (4) S01°50'32"W, 0.05' FROM BOUNDARY</p> <p>32 FOUND 1/2" IRON PIPE PER (4) S01°50'32"W, 0.06' FROM BOUNDARY</p> <p>33 FOUND 1" IRON PIPE DN 1.0' PER (2) N88°29'31"W, 0.38' FROM RIGHT OF WAY</p>	<p>34 FOUND 1" IRON PIPE DN 0.5' PER (2) N88°29'31"W, 0.67' FROM RIGHT OF WAY</p> <p>35 FOUND 1/2" IRON PIPE DN 0.3' PER (2) N88°29'31"W, 0.81' FROM RIGHT OF WAY</p> <p>36 FOUND 1/4" IRON ROD DN 0.5' NO RECORD S88°29'31"E, 0.08' FROM RIGHT OF WAY</p> <p>37 FOUND 1/4" IRON ROD DN 1.0' NO RECORD 1.61' NORTH AND 0.89' WEST OF RIGHT OF WAY LINES</p> <p>38 FOUND 1/2" IRON PIPE DN 1.0' PER (1) S88°29'31"E, 0.03' FROM RIGHT OF WAY</p> <p>41 FOUND 1/4" IRON ROD DN 1.0' NO RECORD S88°29'31"E, 0.15' FROM RIGHT OF WAY</p> <p>42 FOUND RR SPIKE NO RECORD S88°29'31"E, 3.75' FROM RIGHT OF WAY NOT USED</p> <p>44 FOUND YPC MARKED "MARION COUNTY SURVEYOR" HELD FOR SW CORNER PER MCSR 39415</p> <p>45 FOUND 5/8" IRON ROD DN 0.3' HELD EAST / WEST, 0.03' NORTH OF BOUNDARY LINE PER MCSR 33941</p> <p>46 FOUND YPC UNREDALE FALLS S58°11'53"W 0.04' FROM PARCEL 2 CORNER PER (5)</p> <p>47 FOUND 1/2" IRON PIPE FALLS N88°07'07"W 0.22' WEST OF BOUNDARY LINE NO RECORD</p>
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

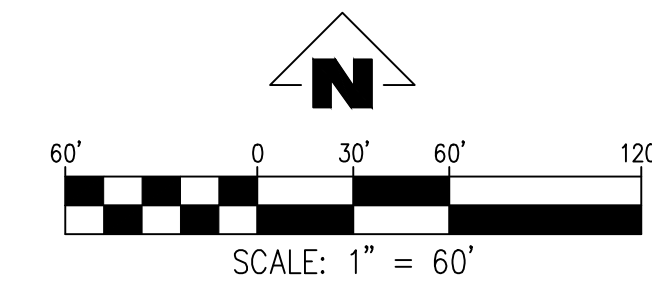
PRELIMINARY

OREGON
JULY 12, 2005
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EXPIRES 12-31-24



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EMERIO JOB: 0883-004
PAGE 2 OF 2

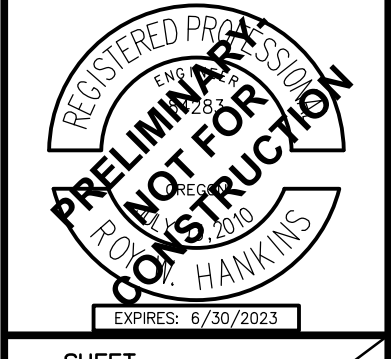


4540 PRINGLE RD SE
 TAX MAP - 3000 & 3002
 TAX MAP - 083W11BC
 SW1/4 NW1/4 SEC11 T8S R3W W.M.
 SALEM, OREGON

**SUBDIVISION BOUNDARY
 MODIFICATION PLAN**

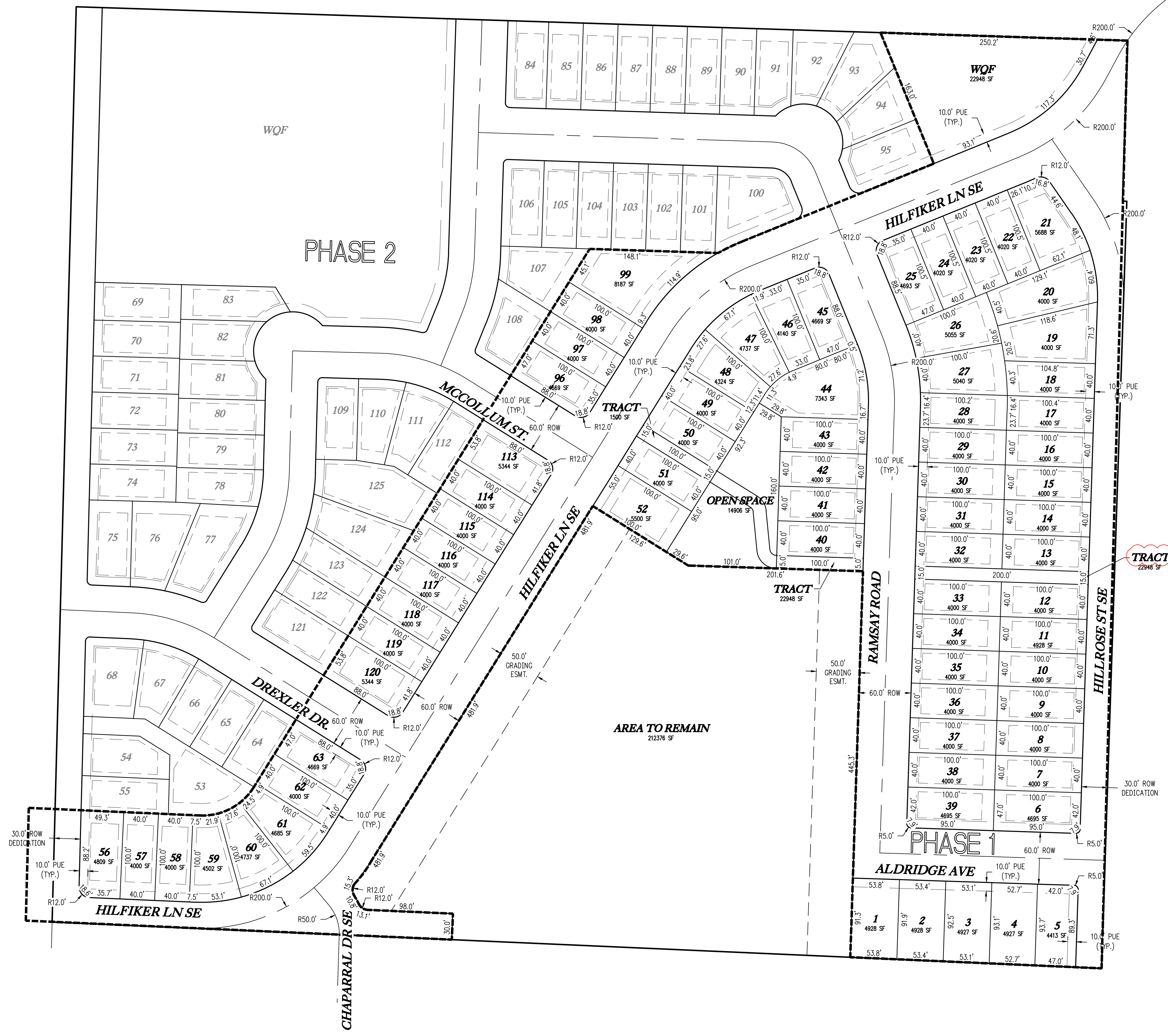
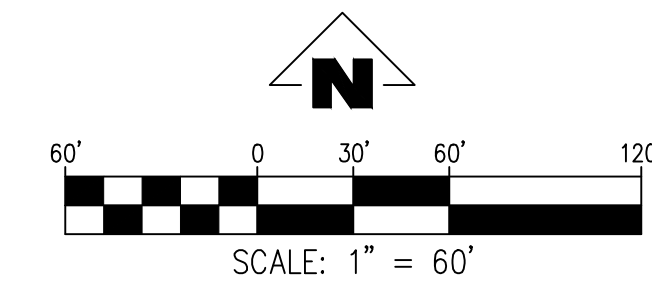
NO.	DATE	DESCRIPTION

EMERIO
 ENGINEERING • SURVEYING • DESIGN
 1500 VALLEY RIVER DRIVE, SUITE 100
 EUGENE, OREGON 97401
 TEL: (503) 746-8812
 FAX: (503) 639-6562
 www.emeriodesign.com



PHASE SUMMARY
 PHASE 1 - 99 LOTS
 PHASE 2 - 26 LOTS
 TOTAL - 125 LOTS

FILE: P:\0883-004_Meyer_Form - Salem\dwg\civil\EXHIBITS\20230217 - PLA Phasing\0883-004_PhasingPlan_Layout: PHASING PLAN, Plot Date: 2/17/2023 4:36 PM, by: Zak Hankins



LOT & TRACT AREA	
NUMBER OF LOTS:	72
TOTAL AREA:	571,162 SF
TOTAL LOT AREA:	321,723 SF
TOTAL ROW AREA:	203,350 SF
TOTAL TRACT AREA:	46,089 SF

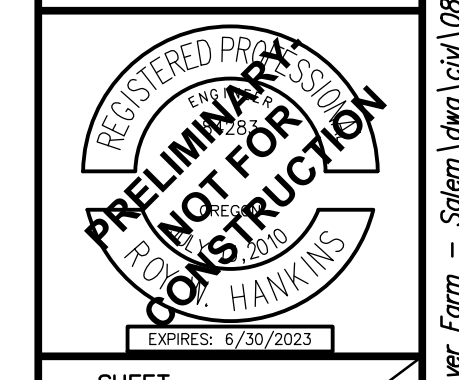
DEVELOPMENT CODE SUMMARY	
SINGLE FAMILY LOT STANDARDS (SDC 511.010)	
MINIMUM LOT AREA:	4,000 SF
MINIMUM LOT WIDTH:	40 FT
MINIMUM LOT DEPTH:	70 FT
MAXIMUM LOT DEPTH:	300% AVERAGE LOT WIDTH
MINIMUM STREET FRONTAGE:	40 FT
MINIMUM SETBACKS	
LOTS ABUTTING STREETS:	12 FT (20 FT ABUTTING COLLECTOR)
INTERIOR FRONT:	12 FT
INTERIOR SIDE:	5 FT
INTERIOR REAR:	14 FT

4540 PRINGLE RD SE
 TAX MAP - 3000 & 3002
 TAX MAP - 083W11BC
 SW1/4 NW1/4 SEC11 T8S R3W W.M.
 SALEM, OREGON

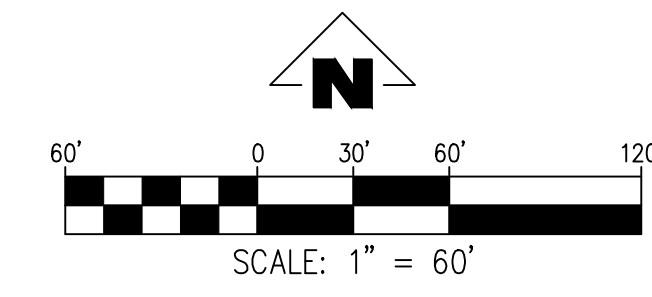
TENTATIVE PLAT PH1

NO.	DATE	DESCRIPTION

EMERIO
 ENGINEERING • SURVEYING • DESIGN
 1500 VALLEY RIVER CURVE, SUITE 100
 EUGENE, OREGON 97401
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com



FILE: P:\0883-004_Meyer_Form - Salem\dwg\0883-004_T1plat_ph1.dwg, Plot Date: 2/24/2023 9:07 AM, by: Cameron Johnson



LOT & TRACT AREA	
NUMBER OF LOTS:	53
TOTAL AREA:	508,583 SF
TOTAL LOT AREA:	243,173 SF
TOTAL ROW AREA:	129,738 SF
TOTAL TRACT AREA:	135,580 SF

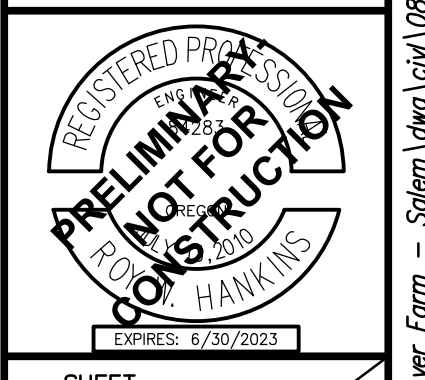
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MAXIMUM LOT DEPTH:	300% AVERAGE LOT WIDTH
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MINIMUM SETBACKS	
LOTS ABUTTING STREETS:	12 FT (20 FT ABUTTING COLLECTOR)
INTERIOR FRONT:	12 FT
INTERIOR SIDE:	5 FT
INTERIOR REAR:	14 FT

4540 PRINGLE RD SE
 TAX MAP - 3000 & 3002
 TAX MAP - 083W11BC
 SW1/4 NW1/4 SEC11 T8S R3W W.M.
 SALEM, OREGON

TENTATIVE PLAT PH2

REVISIONS		
NO.	DATE	DESCRIPTION

EMERIO
 ENGINEERING • SURVEYING • DESIGN
 1500 VALLEY RIVER DRIVE, SUITE 100
 EUGENE, OREGON 97401
 TEL: (603) 746-8812
 FAX: (603) 639-8592
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FILE: P:\0883-004_Meyer_Form - Salem\1010\0883-004_12plat_ph2_Layout: 12 TENTATIVE PLAT PH2, Plot Date: 2/24/2023 8:09 AM, by: Cameron Johnson