



# 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.*

<b>CASE NUMBER:</b>	Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Design Review Case No. SPR-ADJ-DR23-18
<b>PROPERTY LOCATION:</b>	1074 37th Ave NE, Salem OR 97301
<b>NOTICE MAILING DATE:</b>	May 23, 2023
<b>PROPOSAL SUMMARY:</b>	A proposal for a 24-unit multiple family residential development with associated improvements.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m. Tuesday, June 6, 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.</b>
<b>CASE MANAGER:</b>	<b>Olivia Dias, Current Planning Manager</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2343; E-mail: <a href="mailto:odias@cityofsalem.net">odias@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<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>  Northeast Salem Community Association (NESCA), Ian Johnson, Land Use Chair; Phone: 503-990-4460; Email: <a href="mailto:johnson.ian.patrick@gmail.com">johnson.ian.patrick@gmail.com</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) - Class 3 Site Plan Review; 250.005(d)(2) - Class 2 Adjustment; 225.005(e)(1) - Class 1 Design Review  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	Lancaster Gardens Apartments LLC (Marnae Halter)
<b>APPLICANT(S):</b>	Ronald Halter
<b>PROPOSAL REQUEST:</b>	<p>A consolidated application for a proposed 24-unit multiple family residential development with associated off-street parking, common open space, and site improvements within an existing development on property totaling approximately one acre in size. The application includes:</p> <ol style="list-style-type: none"> <li>1) A Class 3 Site Plan Review for the proposed development.</li> <li>2) A Class 1 Design Review to determine the proposed developments conformance with the applicable multiple family design review standards of SRC 702.020.</li> <li>3) A Class 2 Adjustment to: <ol style="list-style-type: none"> <li>a. Reduce the interior setback for a vehicle use area to the western property line from ten-feet to zero-feet (SRC 514.010(d)),</li> <li>b. Reduce the interior setback for a vehicle use area to the north property line from ten-feet to zero-feet (SRC 514.010(d)),</li> <li>c. Reduce setback abutting the street from 20-feet to 11-feet abutting 37th Place NE</li> <li>d. Reduce setback abutting the street from 20-feet to 16-feet abutting D Street NE</li> <li>e. Reduce the distance that the building occupies at the setback line, where a minimum of 40 percent (64-feet) is required to 29-percent (46-feet) along 37th Place NE 702.020(e)(4)</li> <li>f. Eliminate ground floor entries and shared entryways shall having differentiated roofs awning, stoop, SRC 702.040(e)(6)</li> </ol> </li> </ol> <p>The subject property is zoned RM-II (Multiple Family Residential) and located at 1074 37th Avenue (Marion County Assessor Map and Tax Lot Number: 072W19CC / 3000, 3200 and 3100).</p>
<b>APPLICATION PROCESS:</b>	<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>
<b>MORE INFORMATION:</b>	<p>All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a>. You can use the search function without registering and enter the permit number listed here: 22 122547. Paper copies can be obtained for a reasonable cost.</p>

**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:** Class 3 Site Plan Review / Class 2 Adjustment / Class 1 Design Review  
Case No. SPR-ADJ-DR23-18

**PROJECT ADDRESS:** 1074 37th Ave NE, Salem OR 97301

**AMANDA Application No.:** 22-122547-PLN

**COMMENT PERIOD ENDS:** June 6, 2023

**SUMMARY:** A proposal for a 24-unit multiple family residential development with associated improvements.

**REQUEST:** A consolidated application for a proposed 24-unit multiple family residential development with associated off-street parking, common open space, and site improvements within an existing development on property totaling approximately one acre in size. The application includes:

- 1) A Class 3 Site Plan Review for the proposed development.
- 2) A Class 1 Design Review to determine the proposed developments conformance with the applicable multiple family design review standards of SRC 702.020.
- 3) A Class 2 Adjustment to:
  - a. Reduce the interior setback for a vehicle use area to the western property line from ten-feet to zero-feet (SRC 514.010(d)),
  - b. Reduce the interior setback for a vehicle use area to the north property line from ten-feet to zero-feet (SRC 514.010(d)),
  - c. Reduce setback abutting the street from 20-feet to 11-feet abutting 37th Place NE
  - d. Reduce setback abutting the street from 20-feet to 16-feet abutting D Street NE
  - e. Reduce the distance that the building occupies at the setback line, where a minimum of 40 percent (64-feet) is required to 29-percent (46-feet) along 37th Place NE 702.020(e)(4)
  - f. Eliminate ground floor entries and shared entryways shall having differentiated roofs awning, stoop, SRC 702.040(e)(6)

The subject property is zoned RM-II (Multiple Family Residential) and located at 1074 37th Avenue (Marion County Assessor Map and Tax Lot Number: 072W19CC / 3000, 3200 and 3100).

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 6, 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:** Olivia Dias, Current Planning Manager, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2343; E-Mail: [odias@cityofsalem.net](mailto:odias@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**

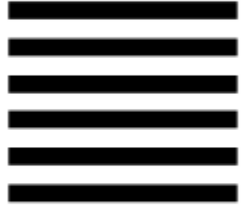
**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

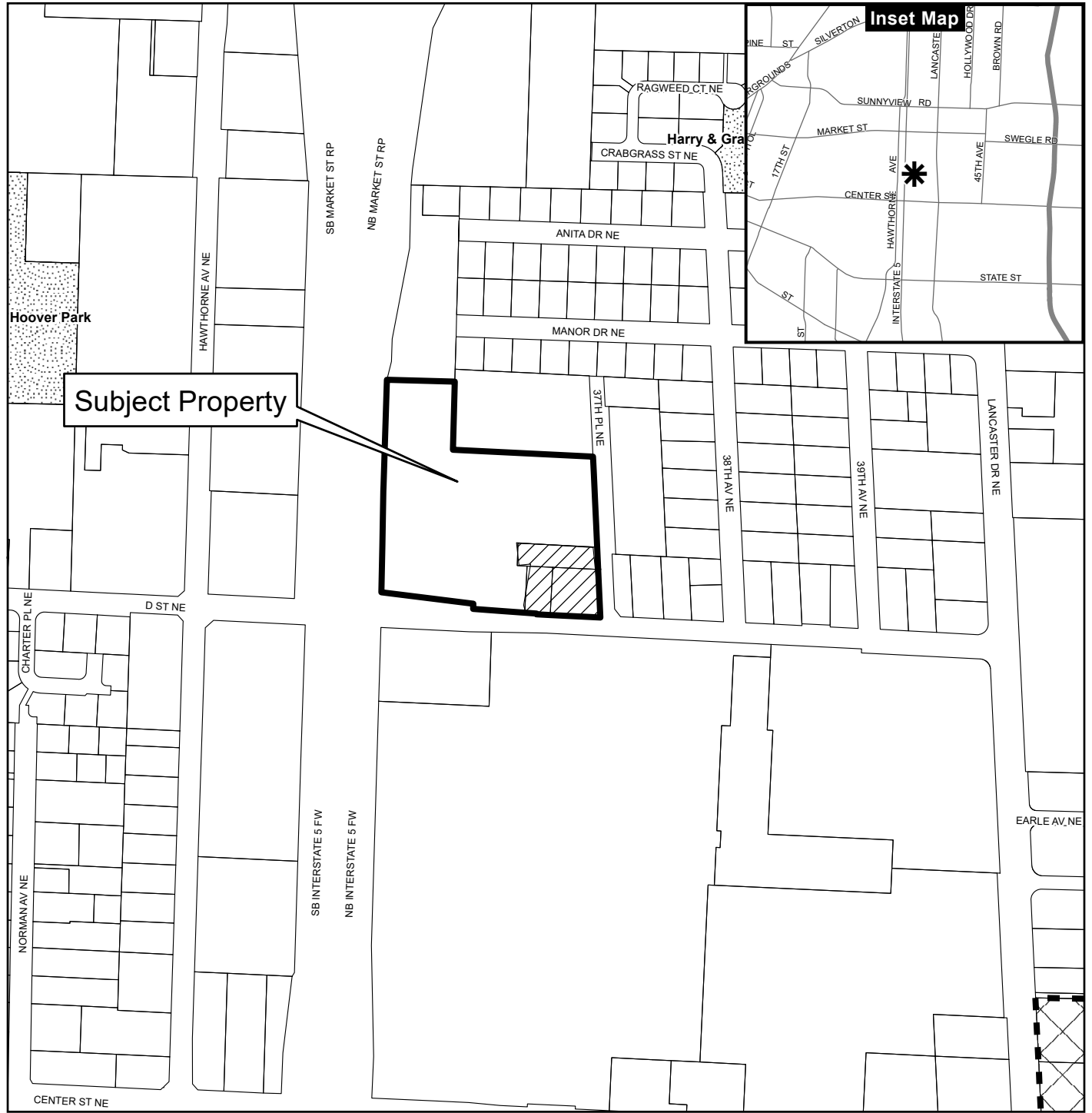
PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907










NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

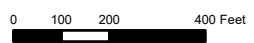


# Vicinity Map 1074 37th Avenue NE



### Legend

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



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All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

PROJECT NAME

**3705 D Street NE**

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**SITE AREA**

40,442 SF

**OPEN SPACE AREA**

*(shown with diagonal cross hatch)*

- 1) 2,432 SF
  - 2) 3,780 SF
  - 3) 4,650 SF
  - 4) 726 SF
  - 5) 772 SF (Private Open Space 1st and 2nd Floors at 8-Plex)
  - 6) 1,453 SF
- TOTAL = 13,813 SF**

**OPEN SPACE PERCENTAGE**

REQUIRED = 30% of site area  
= 12,132.6 SF

PROVIDED=

13,813/40,442 = 34.1%

**BUILDING FOOTPRINT SIZES**

**Building 1** 5,729 SF

**Building 2** 1,900 SF

**Building 3** 2,974 SF

Total Building Footprint = 10,603 SF

ISSUES AND REVISIONS

Symbol	Date	Comments

CLIENT BCSC Development LLC  
PROJECT NAME 3705 D Street Apartments  
PROJECT ADDRESS 3705 D STREET  
SALEM, OR 97301

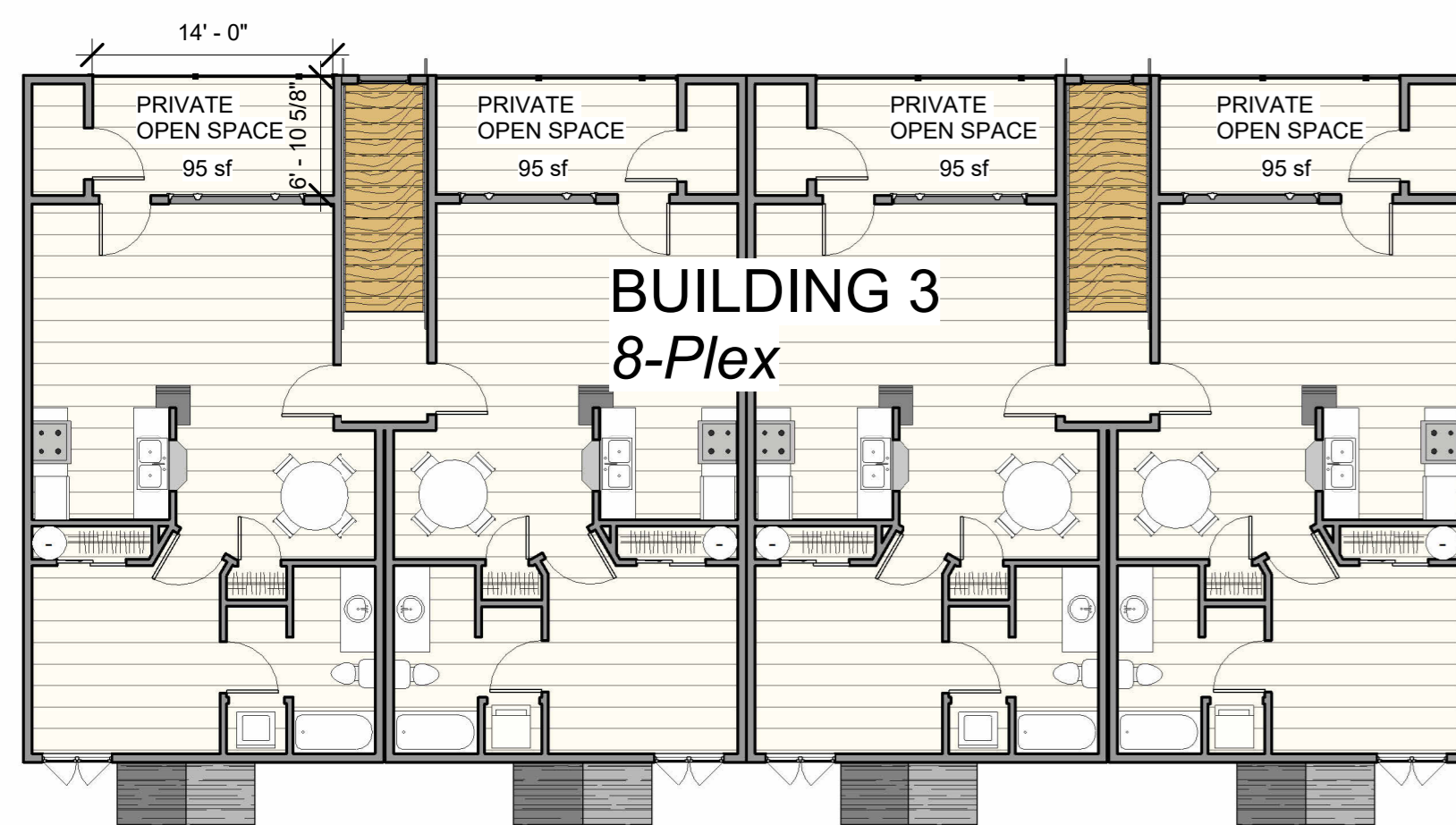
Construction  
PHASE  
April 14th, 2023  
DATE  
RG  
DRAWN BY  
3705  
PROJECT NUMBER

SHEET TITLE

**Open Space Calculation**

SHEET NUMBER

**A110**



2 Level 2 Floor Plan - 8-Plex  
1" = 10'-0"



1 Open Space Calculation  
1" = 20'-0"









All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

PROJECT NAME

**3705 D Street NE**

ISSUES AND REVISIONS

Symbol	Date	Comments

CLIENT BCSC Development LLC

PROJECT NAME 3705 D Street Apartments

PROJECT ADDRESS 3705 D STREET

SALEM, OR 97301

Construction

PHASE

April 14th, 2023

DATE

RG

DRAWN BY

3705

PROJECT NUMBER

FILE

BS

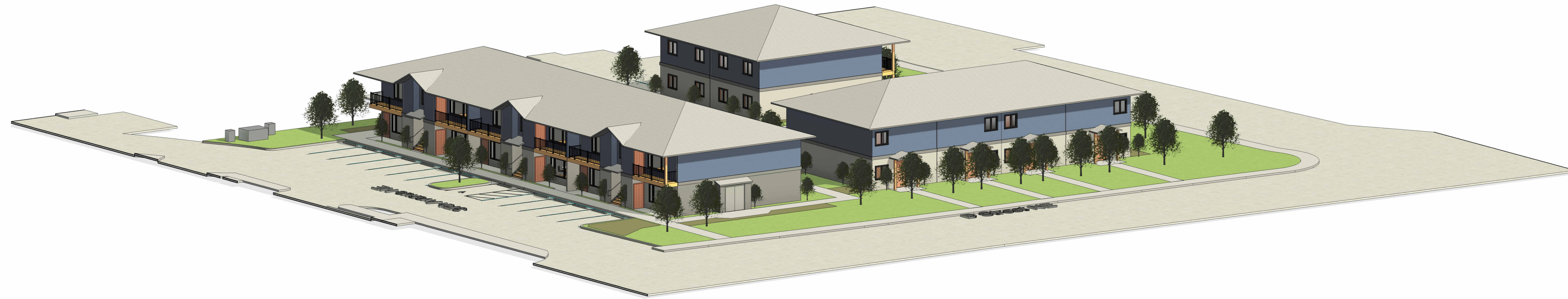
CHECKED BY

SHEET TITLE

**3D Views**

SHEET NUMBER

**A600**



③ 3D View Looking North East

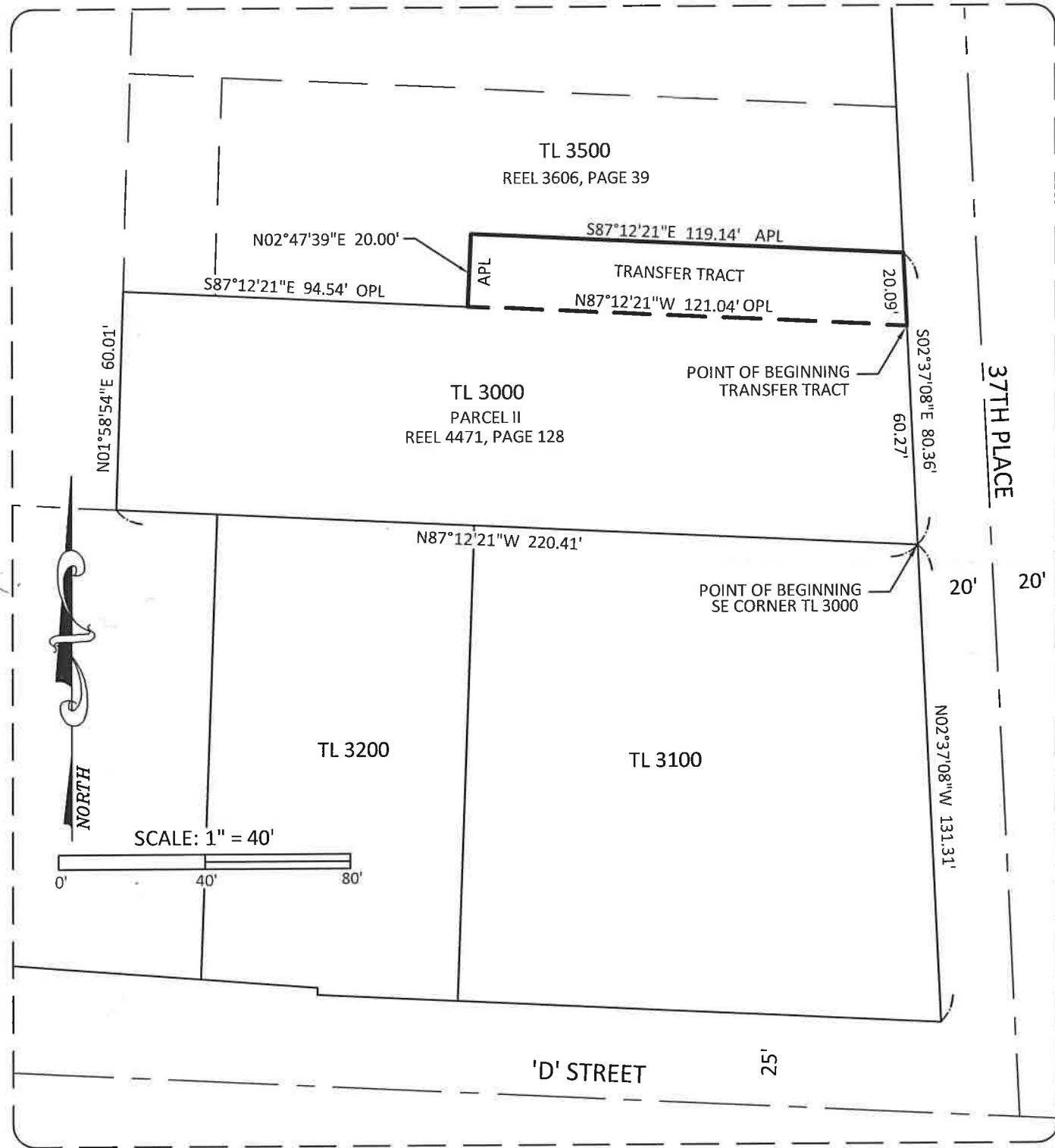


① 3D View Looking North West



② 3D View Looking South East

These drawings are the property of Northwest Architectural, LLC and shall not be copied or reproduced without expressed written permission.



**TAX LOT 3000 DESCRIPTION**

A TRACT OF LAND CONVEYED TO LANCASTER GARDENS APARTMENTS, LLC DESCRIBED AS PARCEL II IN REEL 4471, PAGE 128, MARION COUNTY DEED RECORDS, SAID TRACT BEING LOCATED IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL II BEING ON THE WESTERLY RIGHT OF WAY LINE OF 37TH PLACE (20.0 FEET FROM CENTERLINE), AT A POINT WHICH BEARS NORTH 02°37'08" WEST, 131.31 FEET FROM THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF 'D' STREET (25.0 FEET FROM CENTERLINE); THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL II, NORTH 87°12'21" WEST, 220.41 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL II, NORTH 01°58'54" EAST, 60.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL II; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL II, SOUTH 87°12'21" EAST, 215.58 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID 37TH PLACE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 02°37'08" EAST, 60.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,080 SQUARE FEET, MORE OR LESS.

**TRANSFER TRACT**

A PORTION OF THE LAND CONVEYED TO LANCASTER GARDENS APARTMENTS, LLC BY DEED RECORDED IN REEL 3606, PAGE 39, MARION COUNTY DEED RECORDS, BEING LOCATED IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LANCASTER GARDENS TRACT BEING ON THE WESTERLY RIGHT OF WAY LINE OF 37TH PLACE (20.0 FEET FROM CENTERLINE), AT A POINT WHICH BEARS NORTH 02°37'08" WEST, 191.58 FEET FROM THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF 'D' STREET (25.0 FEET FROM CENTERLINE); THENCE ALONG THE SOUTHERLY LINE OF SAID LANCASTER GARDENS TRACT, NORTH 87°12'21" WEST, 121.04 FEET; THENCE NORTH 02°47'39" EAST, 20.00 FEET; THENCE SOUTH 87°12'21" EAST, 119.14 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID 37TH PLACE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 02°37'08" EAST, 20.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 2402 SQUARE FEET, MORE OR LESS.

**ADJUSTED TAX LOT 3000 DESCRIPTION**

A TRACT OF LAND LOCATED IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED AS PARCEL II, IN REEL 4471, PAGE 128, MARION COUNTY DEED RECORDS, BEING ON THE WESTERLY RIGHT OF WAY LINE OF 37TH PLACE (20.0 FEET FROM CENTERLINE), AT A POINT WHICH BEARS NORTH 02°37'08" WEST, 131.31 FEET FROM THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF 'D' STREET (25.0 FEET FROM CENTERLINE); THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL II, NORTH 87°12'21" WEST, 220.41 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL II, NORTH 01°58'54" EAST, 60.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL II; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL II, SOUTH 87°12'21" EAST, 94.54 FEET; THENCE NORTH 02°47'39" EAST, 20.00 FEET; THENCE SOUTH 87°12'21" EAST, 119.14 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID 37TH PLACE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 02°37'08" EAST, 80.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,482 SQUARE FEET, MORE OR LESS.

**AREA SUMMARY**

EXISTING TL 3000	13,080 SF
TRANSFER FROM TL 3500	2402 SF
ADJUSTED TL 3000	15,482 SF

**LEGEND**

- TL MARION COUNTY TAX LOT NO. (07 2W 19CC)
- PLA PROPERTY LINE ADJUSTMENT
- OPL ORIGINAL PROPERTY LINE
- APL ADJUSTED PROPERTY LINE
- SF SQUARE FEET
- MCSR MARION COUNTY SURVEY RECORDS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jon T. Feigon*

OREGON  
JANUARY 15, 1987  
JON T. FEIGON  
2252

EXPIRES 12-31-23

BASIS OF BEARINGS: 36686 MCSR

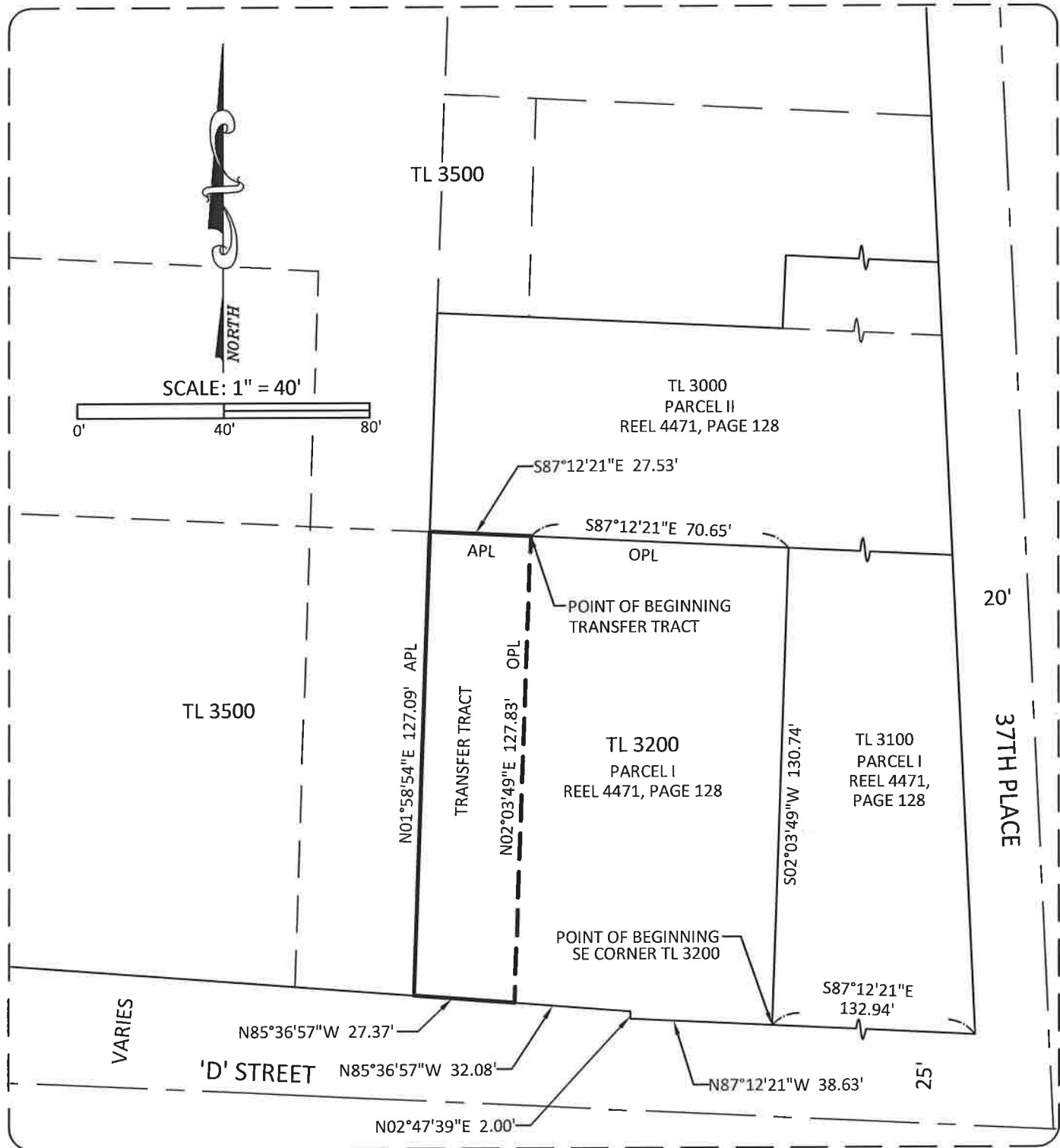
JOB NO.: 0971-003
DATE: 01-23-23
SCALE: 1" = 40'
DRAWN BY: JF

**PLA EXHIBIT 1**  
LOCATED IN THE  
THE S.W. 1/4 OF SECTION 19,  
T. 7S., R.2W., W.M.,  
CITY OF SALEM, MARION COUNTY, OREGON

**TAX LOT 3000 PLA**  
ADJUSTMENT OF COMMON LINE BETWEEN  
TAX LOTS 3000 AND 3500 TAX MAP 07 2W 19CC  
CITY OF SALEM, MARION COUNTY, OREGON

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN

6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com



**TAX LOT 3200 DESCRIPTION**

A PORTION OF THE LAND CONVEYED TO LANCASTER GARDENS APARTMENTS, LLC DESCRIBED AS PARCEL I IN REEL 4471, PAGE 128, MARION COUNTY DEED RECORDS, BEING LOCATED IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 'D' STREET (20.0 FEET FROM CENTERLINE) WHICH BEARS NORTH 87°12'21" WEST, 132.94 FEET FROM THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF 37TH PLACE (20.0 FEET FROM CENTERLINE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: NORTH 87°12'21" WEST, 38.63 FEET, NORTH 02°47'39" EAST, 2.00 FEET, AND NORTH 85°36'57" WEST, 32.08 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL I; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL I, NORTH 02°03'49" EAST, 127.83 FEET TO THE NORTHWEST CORNER OF SAID PARCEL I; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL I, SOUTH 87°12'21" EAST, 70.65 FEET; THENCE, SOUTH 02°03'49" WEST, 130.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 9158 SQUARE FEET, MORE OR LESS.

**TRANSFER TRACT**

A TRACT OF LAND LOCATED IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL I OF REEL 4471, PAGE 128, MARION COUNTY DEED RECORDS (TAX LOT 3200, 07 2W 19CC); THENCE ALONG THE WESTERLY LINE OF SAID PARCEL I, SOUTH 02°03'49" WEST, 127.83 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 'D' STREET (VARIABLE WIDTH); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 85°36'57" WEST, 27.37 FEET; THENCE NORTH 01°58'54" EAST, 127.09 FEET TO THE WESTERLY EXTENSION OF SAID PARCEL I; THENCE ALONG SAID WESTERLY EXTENSION, SOUTH 87°12'21" EAST, 27.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 3498 SQUARE FEET, MORE OR LESS.

**ADJUSTED TAX LOT 3200 DESCRIPTION**

A TRACT OF LAND LOCATED IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 'D' STREET (20.0 FEET FROM CENTERLINE) WHICH BEARS NORTH 87°12'21" WEST, 132.94 FEET FROM THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF 37TH PLACE (20.0 FEET FROM CENTERLINE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: NORTH 87°12'21" WEST, 38.63 FEET, NORTH 02°47'39" EAST, 2.00 FEET, AND NORTH 85°36'57" WEST, 59.45 FEET; THENCE NORTH 01°58'54" EAST, 127.09 FEET; THENCE SOUTH 87°12'21" EAST, 98.18 FEET; THENCE SOUTH 02°03'49" WEST, 130.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,656 SQUARE FEET, MORE OR LESS.

**AREA SUMMARY**

EXISTING TL 3200	9158 SF
TRANSFER FROM TL 3500	3499 SF
ADJUSTED TL 3200	12,657 SF

**LEGEND**

- TL MARION COUNTY TAX LOT NO. (07 2W 19CC)
- PLA PROPERTY LINE ADJUSTMENT
- OPL ORIGINAL PROPERTY LINE
- APL ADJUSTED PROPERTY LINE
- SF SQUARE FEET
- MCSR MARION COUNTY SURVEY RECORDS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jon T. Feigon*  
OREGON  
JANUARY 15, 1987  
JON T. FEIGON  
2252

EXPIRES 12-31-23

BASIS OF BEARINGS: 36686 MCSR

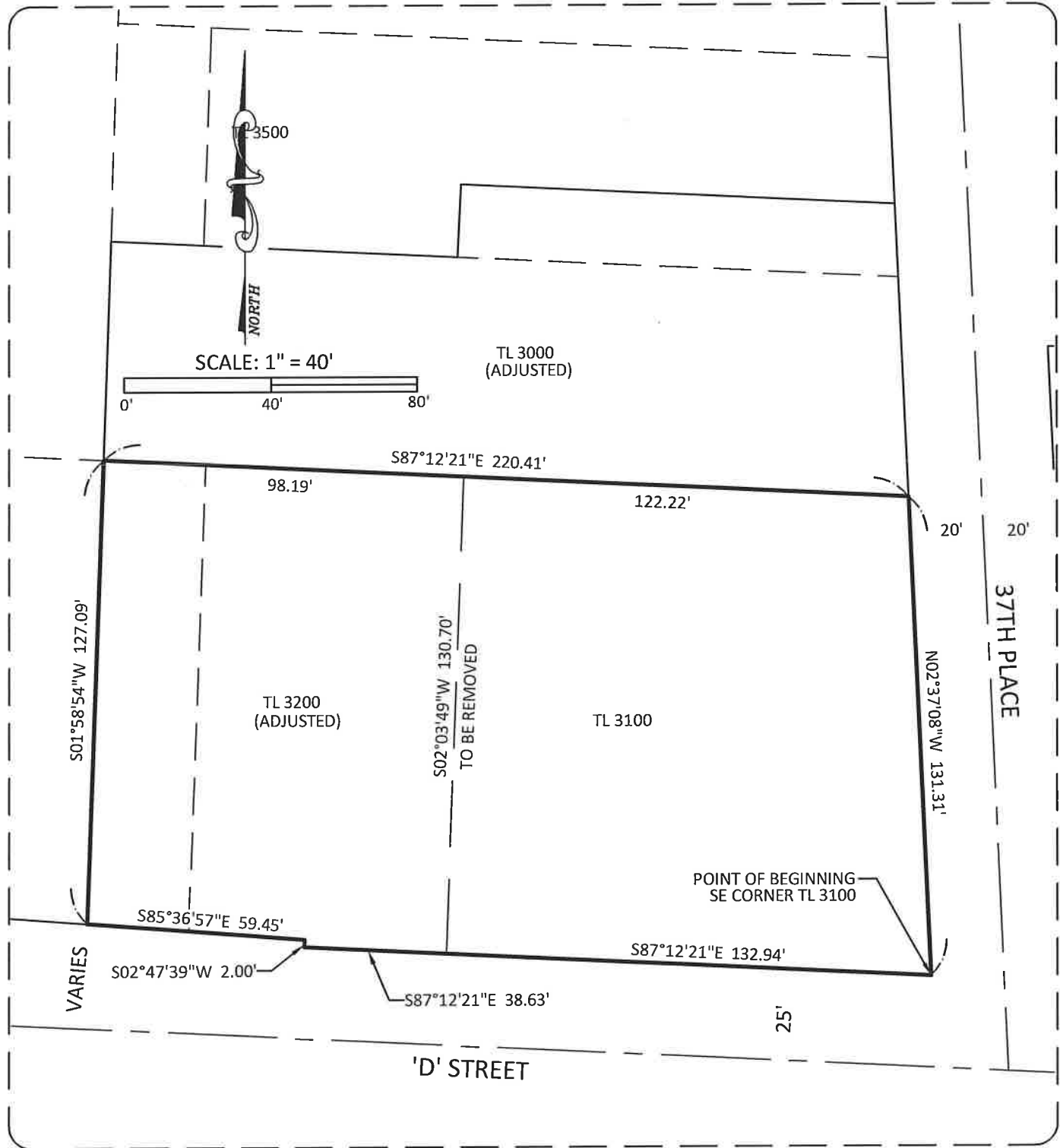
JOB NO.: 0971-003
DATE: 01-23-23
SCALE: 1" = 40'
DRAWN BY: JF

**PLA EXHIBIT 2**  
LOCATED IN THE  
THE S.W. 1/4 OF SECTION 19,  
T. 7S., R.2W., W.M.,  
CITY OF SALEM, MARION COUNTY, OREGON

**TAX LOT 3200 PLA**  
ADJUSTMENT OF COMMON LINE BETWEEN  
TAX LOTS 3200 AND 3500 TAX MAP 07 2W 19CC  
CITY OF SALEM, MARION COUNTY, OREGON

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN

6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com



**TAX LOT 3100 DESCRIPTION**

A PORTION OF THE TRACT OF LAND CONVEYED TO LANCASTER GARDENS APARTMENTS, LLC DESCRIBED AS PARCEL I IN REEL 4471, PAGE 128, MARION COUNTY DEED RECORDS, SAID TRACT BEING LOCATED IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION POINT OF THE WESTERLY RIGHT OF WAY LINE OF 37TH PLACE (20.0 FEET FROM CENTERLINE) WITH THE NORTHERLY RIGHT OF WAY LINE OF 'D' STREET (25.0 FEET FROM CENTERLINE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 87°12'21" WEST, 132.94 FEET; THENCE NORTH 02°03'49" EAST, 130.70 FEET TO THE NORTH LINE OF SAID PARCEL I; THENCE ALONG SAID NORTH LINE, SOUTH 87°12'21" EAST, 122.22 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID 37TH PLACE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 02°37'08" EAST, 131.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,679 SQUARE FEET, MORE OR LESS.

**ADJUSTED TAX LOT 3200 DESCRIPTION**

A TRACT OF LAND LOCATED IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 'D' STREET (20.0 FEET FROM CENTERLINE) WHICH BEARS NORTH 87°12'21" WEST, 132.94 FEET FROM THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF 37TH PLACE (20.0 FEET FROM CENTERLINE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: NORTH 87°12'21" WEST, 38.63 FEET, NORTH 02°47'39" EAST, 2.00 FEET, AND NORTH 85°36'57" WEST, 59.45 FEET; THENCE NORTH 01°58'54" EAST, 127.09 FEET; THENCE SOUTH 87°12'21" EAST, 98.18 FEET; THENCE SOUTH 02°03'49" WEST, 130.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,656 SQUARE FEET, MORE OR LESS.

**COMBINED TAX LOTS 3100 AND 3200 DESCRIPTION**

A TRACT OF LAND LOCATED IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION POINT OF THE WESTERLY RIGHT OF WAY LINE OF 37TH PLACE (20.0 FEET FROM CENTERLINE) WITH THE NORTHERLY RIGHT OF WAY LINE OF 'D' STREET (25.0 FEET FROM CENTERLINE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: NORTH 87°12'21" WEST, 171.57 FEET; NORTH 02°47'39" EAST, 2.00 FEET; AND NORTH 85°36'57" WEST, 59.43 FEET; THENCE NORTH 01°58'54" EAST, 127.09 FEET TO THE WESTERLY EXTENSION OF SAID PARCEL I; THENCE SOUTH 87°12'21" EAST, 220.41 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID 37TH PLACE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 02°37'08" EAST, 131.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 29,335 SQUARE FEET, MORE OR LESS.

**AREA SUMMARY**

EXISTING TL 3100	16,679 SF
ADJUSTED TL 3200	12,656 SF
COMBINED TL 3100/3200	29,335 SF

**LEGEND**

- TL MARION COUNTY TAX LOT NO. (07 2W 19CC)
- PLA PROPERTY LINE ADJUSTMENT
- SF SQUARE FEET
- MCSR MARION COUNTY SURVEY RECORDS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jon T. Feigon*

OREGON  
JANUARY 15, 1987  
JON T. FEIGON  
2252

EXPIRES 12-31-23

BASIS OF BEARINGS: 36686 MCSR

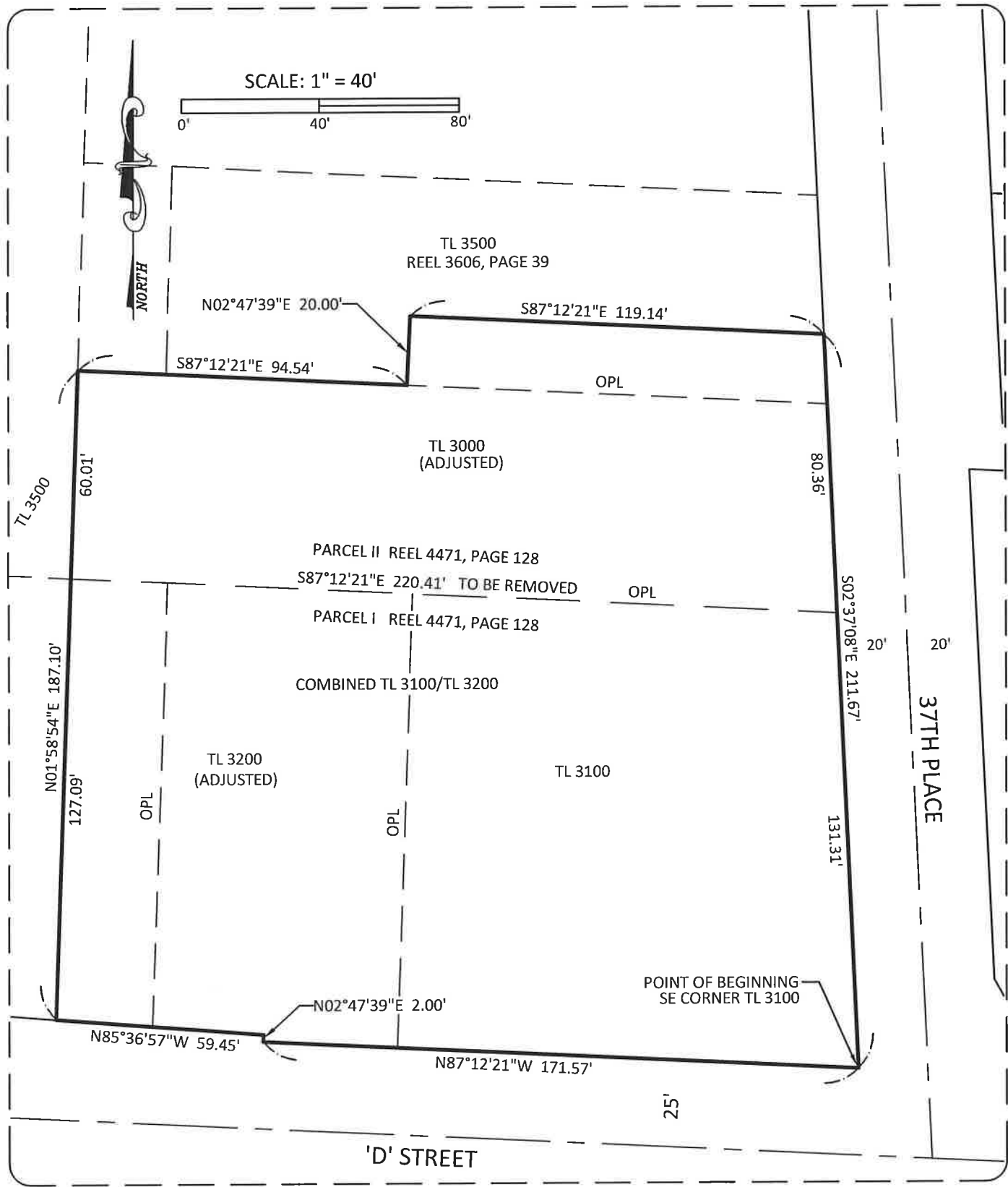
JOB NO.: 0971-003
DATE: 01-23-23
SCALE: 1" = 40'
DRAWN BY: JF

**PLA EXHIBIT 3**  
LOCATED IN THE  
THE S.W. 1/4 OF SECTION 19,  
T. 7S., R.2W., W.M.,  
CITY OF SALEM, MARION COUNTY, OREGON

**TAX LOT 3100 AND 3200 CONSOLIDATION**  
REMOVAL OF COMMON LINE BETWEEN  
TAX LOTS 3100 AND 3200 TAX MAP 07 2W 19CC  
CITY OF SALEM, MARION COUNTY, OREGON

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN

6445 SW FALLBROOK PLACE, SUITE 100  
BEAVERTON, OREGON 97008  
TEL: (503) 746-8812  
FAX: (503) 639-9592  
www.emeriodesign.com



**ADJUSTED TAX LOT 3000 DESCRIPTION**

A TRACT OF LAND LOCATED IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED AS PARCEL II, IN REEL 4471, PAGE 128, MARION COUNTY DEED RECORDS, BEING ON THE WESTERLY RIGHT OF WAY LINE OF 37TH PLACE (20.0 FEET FROM CENTERLINE), AT A POINT WHICH BEARS NORTH 02°37'08" WEST, 131.31 FEET FROM THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF 'D' STREET (25.0 FEET FROM CENTERLINE); THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL II, NORTH 87°12'21" WEST, 220.41 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL II, NORTH 01°58'54" EAST, 60.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL II; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL II, SOUTH 87°12'21" EAST, 94.54 FEET; THENCE NORTH 02°47'39" EAST, 20.00 FEET; THENCE SOUTH 87°12'21" EAST, 119.14 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID 37TH PLACE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 02°37'08" EAST, 80.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,482 SQUARE FEET, MORE OR LESS.

**COMBINED TAX LOTS 3100 AND 3200 DESCRIPTION**

A TRACT OF LAND LOCATED IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION POINT OF THE WESTERLY RIGHT OF WAY LINE OF 37TH PLACE (20.0 FEET FROM CENTERLINE) WITH THE NORTHERLY RIGHT OF WAY LINE OF 'D' STREET (25.0 FEET FROM CENTERLINE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: NORTH 87°12'21" WEST, 171.57 FEET; NORTH 02°47'39" EAST, 2.00 FEET; AND NORTH 85°36'57" WEST, 59.43 FEET; THENCE NORTH 01°58'54" EAST, 127.09 FEET TO THE WESTERLY EXTENSION OF SAID PARCEL I; THENCE SOUTH 87°12'21" EAST, 220.41 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID 37TH PLACE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 02°37'08" EAST, 131.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 29,335 SQUARE FEET, MORE OR LESS.

**COMBINED TAX LOTS 3000, 3100, AND 3200 DESCRIPTION**

A TRACT OF LAND LOCATED IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION POINT OF THE WESTERLY RIGHT OF WAY LINE OF 37TH PLACE (20.0 FEET FROM CENTERLINE) WITH THE NORTHERLY RIGHT OF WAY LINE OF 'D' STREET (25.0 FEET FROM CENTERLINE); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: NORTH 87°12'21" WEST, 171.57 FEET; NORTH 02°47'39" EAST, 2.00 FEET; AND NORTH 85°36'57" WEST, 59.43 FEET; THENCE NORTH 01°58'54" EAST, 187.10 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED AS PARCEL II, IN REEL 4471, PAGE 128, MARION COUNTY DEED RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL II, SOUTH 87°12'21" EAST, 94.54 FEET; THENCE NORTH 02°47'39" EAST, 20.00 FEET; THENCE SOUTH 87°12'21" EAST, 119.14 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID 37TH PLACE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 02°37'08" EAST, 211.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 44,816 SQUARE FEET, MORE OR LESS.

**AREA SUMMARY**

ADJUSTED TL 3000	15,482 SF
COMBINED TL 3100/3200	29,335 SF
COMBINED TL 3000, 3100 AND 3200	44,817 SF

**LEGEND**

- TL MARION COUNTY TAX LOT NO. (07 2W 19CC)
- PLA PROPERTY LINE ADJUSTMENT
- SF SQUARE FEET
- OPL OLD PROPERTY LINE
- MCSR MARION COUNTY SURVEY RECORDS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jon T. Feigion*

OREGON  
JANUARY 15, 1987  
JON T. FEIGION  
2252

EXPIRES 12-31-23

BASIS OF BEARINGS: 36686 MCSR

JOB NO.: 0971-003
DATE: 01-23-23
SCALE: 1" = 40'
DRAWN BY: JF

**PLA EXHIBIT 4**  
LOCATED IN THE  
THE S.W. 1/4 OF SECTION 19,  
T. 7S., R.2W., W.M.,  
CITY OF SALEM, MARION COUNTY, OREGON

**TAX LOT 3000 AND 3100/3200 CONSOLIDATION**  
REMOVAL OF COMMON LINE BETWEEN  
TAX LOT 3000 AND 3100-3200 TAX MAP 07 2W 19CC  
CITY OF SALEM, MARION COUNTY, OREGON

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