



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

November 30, 2022

Peter Seaders
MSS Engineering
215 NW 4th St
Corvallis, OR 97330

Dear Mr. Seaders:

PROPERTY LINE ADJUSTMENT FOR PROPERTIES LOCATED AT 2350 AND 2398 MARION ST SE, LINN COUNTY ASSESSOR'S MAP 11S-03W-18BA, TAX LOT 601 AND 11S-03W-18BA TAX LOT 700 (PLANNING FILE LA-08-22)

Planning staff has reviewed your request for a Property Line Adjustment to the above-mentioned properties and found it to comply with the standards specified in the Albany Development Code (ADC) and any previous Land Use Decisions affecting these properties.

1. The Property Line Adjustment shall occur in substantial conformance to the plans submitted for review. **The Planning Division must approve any changes to the approved plan.**
2. Conveyance of the property must be executed by deed. The applicant shall cause a deed to be prepared by a title company or an attorney. A legal description shall be prepared for the reconfigured property and for the land being conveyed. The deed shall contain the names of the parties, legal description of the land, references to original recorded documents, and signatures of all parties with proper acknowledgment.
3. In order to convey (transfer) the property, the deed with the legal description must be recorded with the Linn County Recorder and Surveyor (ADC 11.140). **Prior to recording**, all of the documents shall be reviewed and approved by the City of Albany, Community Development Division. (For the City review, the deeds do not need signatures.)
4. When the legal documents are recorded, that portion being removed from one tax lot must be consolidated with the other. Consolidation is done by the Linn County Tax Assessor. Before the county tax assessor's office can approve a consolidation, the applicants must present evidence to it that the following are met:
 - a) The ownership interest must be exactly the same on each parcel involved (i.e., one cannot be contract purchaser on one parcel and deed holder of the other).
 - b) Taxes must be paid in full; no taxes can be owed on the parcels involved.
 - c) A tax lot under a mortgage **will not** be combined with a tax lot that is not covered by a mortgage, unless approved by the mortgage holder.

Contact the Linn County Assessor's office for additional information or assistance with the consolidation.

5. Prior to issuance of any building permits on the properties covered by this application, the applicant must return a copy of the recorded deed to the Planning Division.
6. This proposal must be initiated within three years of the date of this letter of approval.

Information for the Applicant

Building Division Comments:

1. The proposed project will require permits that will need to be applied for at www.cityofalbany.net/permits. The proposed design has not been reviewed for code compliance

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and the design will need to meet the applicable Oregon Building Code requirement in effect at time of application.

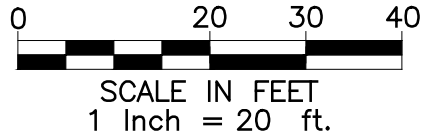
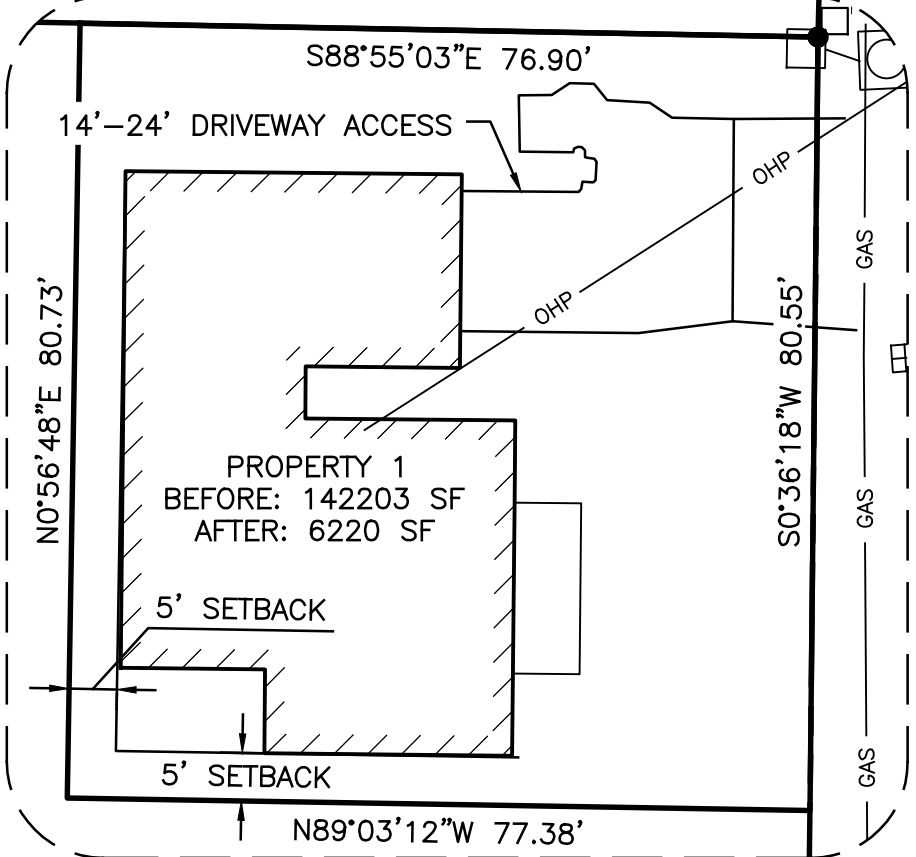
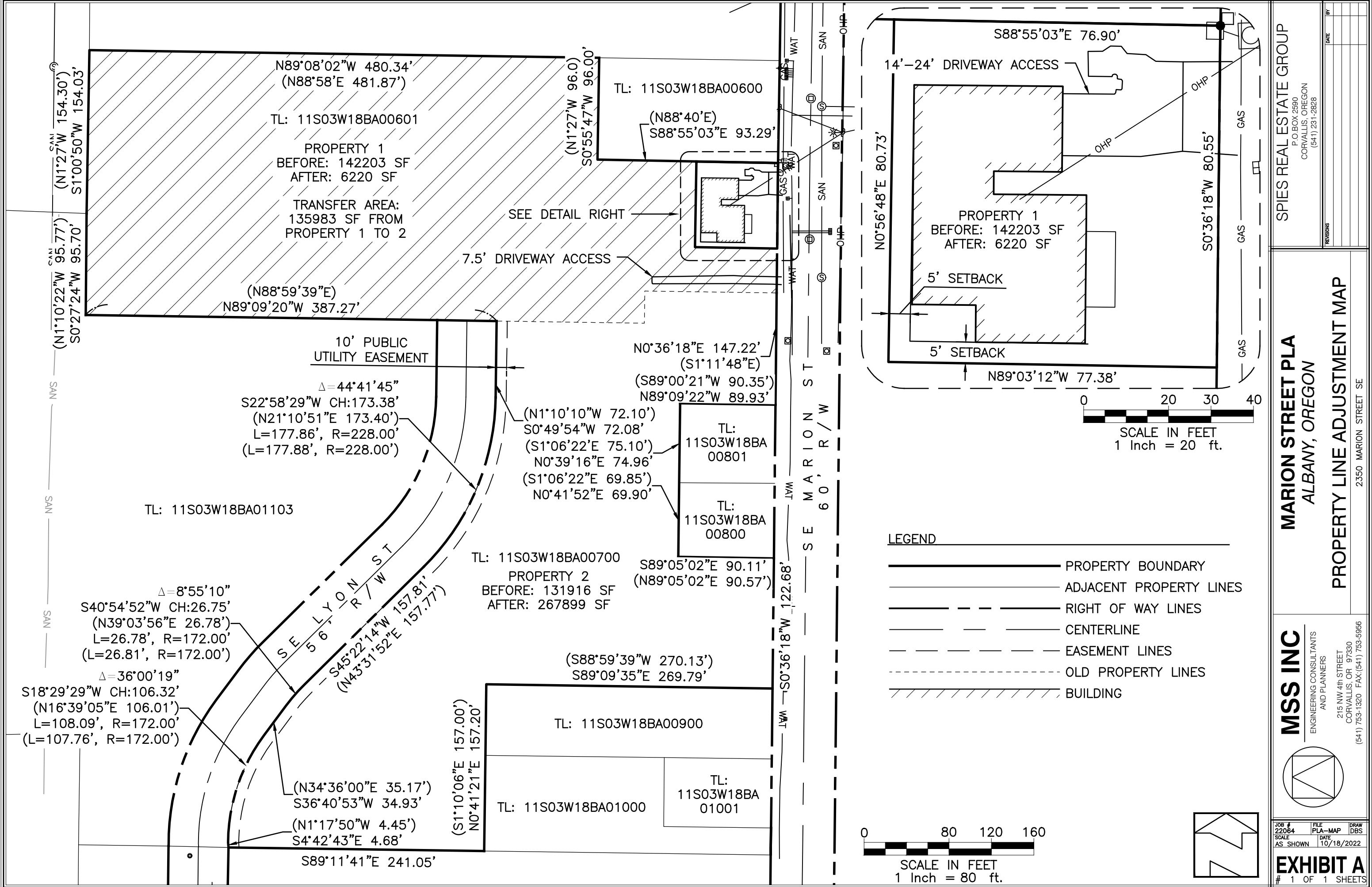
2. Based on the location of the existing meter and the home, a new water service and onsite plumbing will be required prior to the partition to serve the existing home.
3. Should the fire official determine that an inadequate fire apparatus approach and/or inadequate access to water supply condition exists for one or more parcels of your proposed partition, the building official shall require the installation of an NFPA Standard 13D fire suppression system to address the inadequacies pertaining to structures built on affected parcel(s) in lieu of you having to provide adequate fire apparatus approach (turn-around) and water supply (hydrant). This is in conformance to the standards set forth in OAR 918-480-0125, the Uniform Alternate Construction Standard for One and Two-Family Dwellings.
4. Demolition permits will be required for the removal of the current accessory structures.
Johnathan Balkema, Building Official Manager, Johnathan.Balkema@cityofalbany.net

Sincerely,

Signature on file

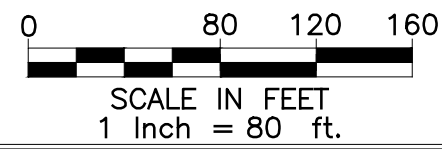
Vitsi Orman
Planner I

VM:km
Attachments: (1)



LEGEND

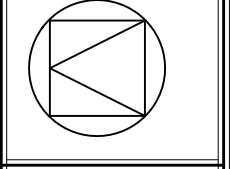
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- RIGHT OF WAY LINES
- CENTERLINE
- EASEMENT LINES
- OLD PROPERTY LINES
- BUILDING



SPIES REAL ESTATE GROUP
 P.O. BOX 2590
 CORVALLIS, OREGON
 (541) 231-2828

MARION STREET PLA
ALBANY, OREGON
PROPERTY LINE ADJUSTMENT MAP

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 AND PLANNERS
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JOB # 22064 FILE PLA-MAP DRAW DBS
 SCALE AS SHOWN DATE 10/18/2022
EXHIBIT A
 # 1 OF 1 SHEETS

2350 MARION STREET SE