

62 Subdivisions Platted in Environs in Past Two Years

By FRED ZIMMERMAN
Capital Journal Writer

To the individual who has taken time out from the ordinary chores of earning a livelihood to tour Salem's immediate environs, it may not come as a surprise to learn that 62 subdivisions have been surveyed and placed on the market during the past two years.

However, such is the case and should the citizens of Salem and the persons who inhabit the approximately 440 subdivided acres that form a ring around the Capital should suddenly decide to join forces under one incorporation, the increase in population would be considerable.

Half in South Hills

A check through the big volumes which go to make up the sizable library in Recorder Herman Lanke's office, reveals that more than half of the subdivisions have developed in the hilly area south of the city limits.

One prime factor in this situation no doubt is the availability of water from a water system. However, the desire on the part of many to secure a "view" lot at-

tracts many to the higher elevations.

Sizes of the subdivisions vary. One is recorded that consisted of a single acre which was divided into four lots. At the upper end of the scale is a tract of 27 acres. However the tract that has been divided into 108 lots has an acreage of 24.53.

Some of the names give a fairly good indication of where any given tract is located. For instance there is West View, not to mention West Hills, Fir Cone Hillendale, Hilltop, Hillside, Liberty Gardens, North Rivera and Bella Vista.

Most Above Minimum Size

In most instances subdividers go beyond the minimum restrictions as to lot sizes. This is believed due to the large frontage necessary to carry the popular ranch-type house. The minimum restriction is 6,000 square feet. A recent survey indicated that the average is close to 9,000 square feet.

As to tax-saving device a few developers, known as "wild caters" in the trade, have laid out their subdivisions by metes and bounds. This can legally be done

on a tract that has no more than three lots. However, policing has proved difficult and the practice continues.

The vast majority of lots are recorded in fee, a practice that is favored by title insurance firms and all agencies that are involved in setting up a tract of land.

New Regulations Suggested

An ordinance which would tighten restrictions, particularly in the laying out of streets, sidewalks and sewage disposal systems is now before the Salem Planning Commission which has jurisdiction of subdivisions six miles from the city borders as well as within the incorporated area.

After the planners hold hearings on proposal it will go to the City Council for final action.

The routine of placing a subdivision on the market is not exactly complicated but there are certain amounts of so-called redtape that must be unbound before a single sale may be made.

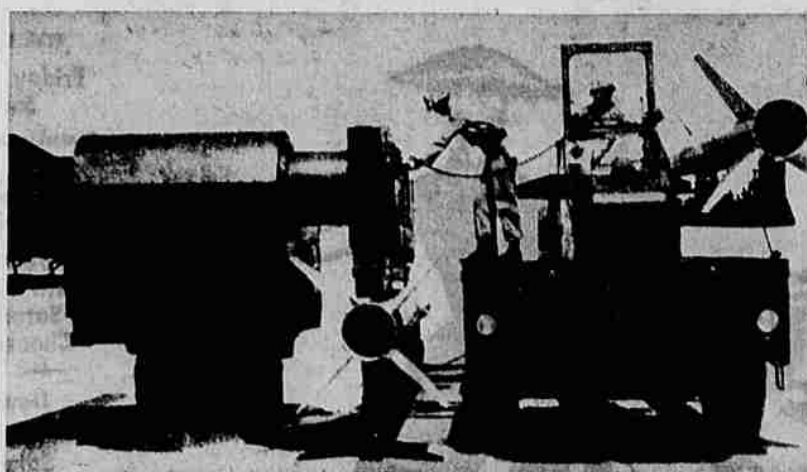
Initially, the property owner must secure a license surveyor. The latter, when he first views the land which will be divided, usually checks with the Salem Planning Commission engineer for possible bugs or suggestions.

Every effort is made to have the streets in the new subdivision coincide with those in contiguous territory. A statement of dedication must be signed by all owners before a notary, while members of the County Court, the county surveyor, the sheriff or assessor and an official of the Salem Planning Commission must affix their names. Finally the signature of the county recorder must be appended before the entire proceedings are considered legal.

Then it is up to the promoter to try to sell his lots and try to make a profit.

Lou Nova, heavyweight boxing contender, is now an actor and reader of poetry.

Missile Launcher Now Mobile



CHINA LAKE, Calif.—Marines load "Terrier" missile on to a mobile launcher from a twin-missile carrier at the U.S. Naval Ordnance Test Station here. The Marine Corps guided missile test unit, which has just completed its first year of

operation, announces this mobile unit is the nation's most maneuverable guided missile anti-aircraft unit and can hit the beaches with the first Marine trucks wherever Marines are called to serve. (AP Wirephoto)

50 DIFFERENCES

WASHINGTON (UP)—Rep. Glenn Cunningham (R-Neb.) today told his constituents in a newsletter about an "unfortunately but true" saying making the rounds here: "If you owe \$50, you're a piker; if you owe \$50,000, you're a

businessman; if you owe 50 million dollars you're a tycoon; and if you owe 50 billion dollars you're the government."

The three largest motion picture industries in the world are in the United States, Japan and India.

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AG Says Levy Cut Not Legal

Atty. Gen. Robert Y. Thornton ruled unconstitutional yesterday the Senate-passed bill that would permit cities to levy reduced taxes on newly annexed territory. The bill, passed by the Senate, would permit such reduced taxes for 10 years after annexation. Thornton said the bill violates the constitutional provision that all property within a given taxing unit must be taxed at the same rate.

The bill was proposed by the Legislative Interim Committee on Local Government as a means of encouraging annexations.

The opinion was asked by Rep. V. Edwin Johnson (R), Eugene.

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Blended viscose rayon and Nylon tufting reduces lint to a minimum without sacrifice to the fine corduroy chenille look. Pre-shrunk, washfast colors. Double or twin.

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Beautifully tailored in long-wearing 2-bar nylon tricots. White colors. 5-7. Sizes 8 to 9. **64c**

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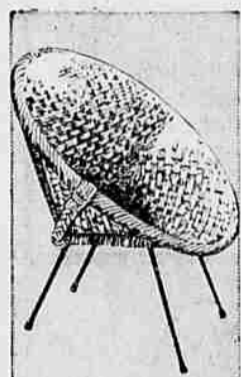
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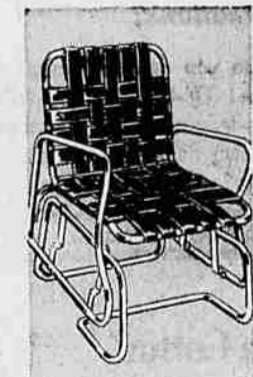
SEARS DAYS LOW PRICE! **19⁸⁸** 2.00 DOWN

5 Foot Size Only 17.88

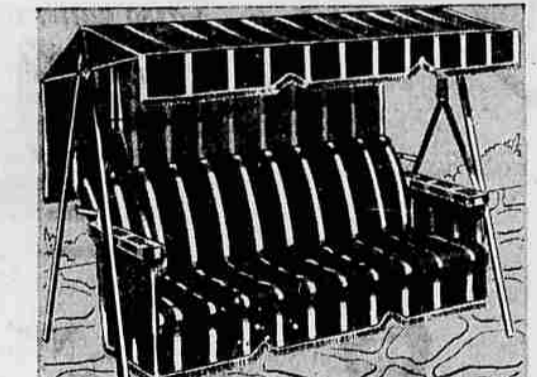
2 inch plank construction, bolt on legs for easy set up and knock down for storage.



SHELL CHAIR
Reg. 6.95 King Size **4⁸⁸**



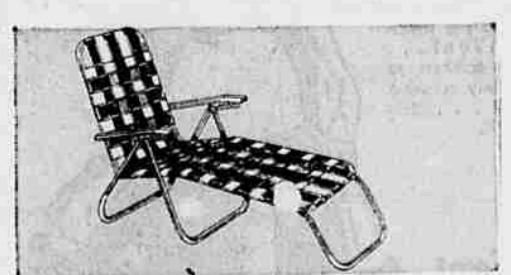
WEB GLIDER
Single Passenger **15⁸⁸**



Reg. 56.95 **LAWN SWING** **39⁸⁸**

Sturdy steel frame with link base in aluminum finish. Painted drill cover with 2" white fringe and 15 lb. knife-edge cotton pad. Green, yellow, and white stripe.

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