



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: June 27, 2013
To: Interested Person
From: Sean Williams, Land Use Services
503-823-7612 / Sean.Williams@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 13-144231 AD

GENERAL INFORMATION

Applicant: John Gessner / Two Rivers Consulting
1136 NE Beech Street / Portland, OR 97212

Owner: Prescott Morris LLC
Po Box 18056 / Portland, OR 97218-0056

Site Address: 1307 N Kilpatrick Street

Legal Description: BLOCK 15 LOT 15&16, FAIRPORT
Tax Account No.: R267901920
State ID No.: 1N1E10CB 09300
Quarter Section: 2229
Neighborhood: Kenton, contact Steve Rupert at 503-317-6573.
Business District: Kenton Business Association, contact Jessie Burke at 971-404-9673. Interstate Corridor Business Association, contact Aleksandra Johnson at 503-735-4420.

District Coalition: North Portland Neighborhood Serv, Mary Jaron Kelley at 503-823-4099.

Plan District: North Interstate
Zoning: High Density Residential (RH) w/ Design (d) and Aircraft Landing Zone (h) Overlays
Case Type: Adjustment (AD)
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

The applicant is requesting an adjustment to the minimum lot dimension requirements for multi-dwelling structures or development in the RH zone (33.612.200) for Tract 1 of an associated lot confirmation and property line adjustment (13-144229 PR). The resultant size of Tract 1 would yield a minimum density of 3 units. Therefore, an adjustment is necessary to allow a deviation from the minimum lot dimensions of this tract that may accommodate multi-dwelling development in the future.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of *Title 33*. The relevant criteria are found in Section **33.805.040 A.-F., Approval Criteria for Adjustments.**

ANALYSIS

Site and Vicinity: The approximately 5,159 square foot site is located at the northwest corner of N Kilpatrick Street and N Montana Avenue. Existing improvements consist of a two story single family residence located on the southern half of the site. The site is located within a pocket bounded by N Interstate Avenue one block to the west, Interstate 5 one block to the east, N Lombard street to the south and N McClellan Street to the north that is primarily composed of single dwelling residential structures with high density residential zoning.

Zoning: The subject site is located in the High Density Residential (RH) zone. The use regulations of the Multi-Dwelling zones are intended to create and maintain higher density residential neighborhoods. The six multi-dwelling zones are distinguished primarily by density and development standards. The development standards work together to create desirable residential areas by promoting aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The development standards generally assure that new development will be compatible with the City's character. At the same time, the standards allow for flexibility for new development. The RH zone is a high density multi-dwelling zone that generally allows approximately 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services.

The North Interstate plan district provides for an urban level of mixed-use development to support the MAX line and the surrounding neighborhoods by encouraging development that increases neighborhood economic vitality, amenities, and services and successfully accommodates additional density. These standards:

- Implement urban design concepts of the North Interstate Corridor Plan;
- Help ease transitions between new high-density development and the existing, low density neighborhoods; and
- Enhance the pedestrian experience.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to design review.

The Aircraft Landing ("h") overlay zone provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **May 20, 2013**. The following Bureaus have responded with no issues or concerns (Exhibit E.1):

- Portland Bureau of Transportation;
- Life Safety Plans Examiner (BDS);
- Fire Bureau; and
- Portland Parks & Recreation, Urban Forestry Division.

The Bureau of Environmental Services (BES) has provided a response (Exhibit E.2) that indicates a lack of support for the requested adjustment as future development of the site could impact the ability to meet BES stormwater management requirements for managing stormwater

runoff on-site. However, BES acknowledges there are no specific adjustment approval criteria pertaining to stormwater management and has provided the response as a courtesy to inform the applicant of stormwater management requirements applicable to the permit review process.

The Water Bureau responded with the no issues regarding the requested land use review (Exhibit E.3), but provided the following comments that will apply at the time of building permit review:

The Water Bureau has no concerns regarding the requested Adjustment to zoning code standards for minimum lot dimension requirements as described in this LUR for Tract 1, for the property located at 1307 N Kilpatrick Ave. There is an existing 5/8" metered service (Serial #11112272, Account #2957848100) which provides water to this location from the existing 8" CI water main in N Kilpatrick St. The estimated static water pressure range for this location is 64 psi to 80 psi at the existing service elevation of 84 ft.

The Site Development section of BDS responded with the no issues regarding the requested land use review (Exhibit E.4), but provided the following comments that will apply at the time of building permit review:

City records indicate that the residence was constructed in 1913 and connected to the public sewer system in 1944. Prior to 1944, the residence utilized a cesspool located approximately 10 to 12 feet from the north side of the residence. The applicant must decommission the cesspool. The applicant must obtain final approval of a decommissioning permit.

After a decommissioning permit has been issued for the site, use PortlandMaps to locate historic plumbing records for your property. Locate the plumbing stack and where 4-6 inch diameter sanitary pipe exits the residence (in-line with the stack). Follow the pipe 10-12 ft from the residence to the cesspool. A cesspool needs to be filled with sand or ¾" minus gravel. Call to schedule an inspection using your IVR number and code #842. The inspector needs to see the top of the cesspool. Do not fill the cesspool completely until after your inspection has been approved. If you cannot locate the cesspool, please call for an inspection so that an inspector can document the efforts that have been made. A decommissioning inspection can be approved if adequate efforts have been made to locate an abandoned system.

Neighborhood Review: Two written responses have been received from notified property owners (Exhibits F.1 & F.2). The primary concerns expressed in the written responses pertain to the amount of density allowed in the area as well as transportation impacts.

Staff Response: In regards to the allowed density of the site, this area is zoned High Density Residential (RH), which is a high density multi-dwelling zone that allows for a dense level of development such as apartments and condominiums. This area received a Comprehensive Plan designation of RH as far back as 1999, likely coinciding with the development of the Trimet Max Yellow line on N Interstate Avenue. The City then rezoned the area to RH in 2008 with the adoption of the North Interstate Plan District. Since the subject site is in a multi-dwelling zone the applicant would be permitted to add units to the site without review as long as all applicable development standards were met. This adjustment review allows the applicant to reestablish existing historic platted lots present within the site so that ownership may be separated and the new development sold separately.

In regards to transportation impacts, there are no specific adjustment approval criteria that may be considered with this review. However, new development on Tract 2 will be subject to the requirements of the Portland Bureau of Transportation, which may result in street and sidewalk improvements along the this tract's frontage at the time of permit review.

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose of Adjustments The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide,

but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

33.805.040 Adjustment Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. stated below, have been met.

A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The applicant is requesting an Adjustment to the minimum lot dimension standards for multi dwelling development in the RH zone to reduce the minimum lot area of proposed Tract 1 from 10,000 square feet to 2,830 square feet, and to reduce the minimum lot width/front lot line from 70 feet to 50 feet, and to reduce the minimum depth from 100 feet to 56.5 feet. The purpose of the lot dimension standards for lots in Multi-Dwelling zones (33.612.200.A) ensure that:

- **Each lot has enough room for development that meets all the requirements of the zoning code;**
- **Lots are an appropriate size and shape so that development on each lot can be oriented toward the street as much as possible;**
- **The multi-dwelling zones can be developed to full potential; and**
- **Housing goals for the City are met.**

Under separate review, the applicant has requested a Lot Confirmation and Property Line Adjustment (13-144229 PR) that will reconfigure two existing historic platted lots that comprise the site. These lots will have an area of 2,830 square feet (adjusted Tract 1) and 2,329 square feet (adjusted Tract 2). The applicant has proposed and will be required to construct either a duplex or single family residence with an accessory dwelling unit on adjusted Tract 2. In order to meet the minimum required density of 5 units on the overall site, the applicant will be required to assign a potential of 3 dwelling units to adjusted Tract 1. The 3 units on adjusted Tract 1 would be required only if the existing house on this lot was demolished and subsequently redeveloped.

Building 3 units in the future on adjusted Tract 1 would require the development of either a multi-dwelling structure or multi-dwelling development. Zoning Code Section 33.612.200 (Table 612-1) requires a minimum lot size of 10,000 square feet, minimum lot width/front lot line of 70 feet, and minimum lot depth of 100 feet when developing a site with a multi-dwelling structure or multi-dwelling development. While adjusted Tract 1 will have a lot area of only 2,830 square feet, lot width/front lot line of 50 feet, and lot depth of 56.5 feet, the site is large enough to accommodate 3 units. This conclusion is based on the minimum required density in the RH zone, which is one unit per 1,000 square feet. The 2,830 square foot lot size proposed for adjusted Tract 1 would yield a minimum required density of 3 units, per 33.930.020.A.2. Additionally, its conceivable that the floor area of the existing house to be retained on adjusted Tract 1, at approximately 1,744 square feet, could accommodate 3 units if this structure were redeveloped. Further, the development standards of the RH zone allow a maximum Floor Area Ratio of 4 to 1, a building coverage of up to 85% (2,405.5 square feet), a building height of up to 75 feet and a 0 foot setback adjacent to the site's two street frontages. With these standards, redevelopment of adjusted Tract 1 could easily accommodate 3 dwelling units and still meet the requirements of the RH zone.

Because Adjusted Tract 1 will be a corner lot, any future development on the lot will be oriented to one of the two streets, as is intended by the lot dimension standards. The existing house on the site will be unaltered by the requested reduction to the lot dimensions, and will continue to be oriented to N Kilpatrick Street. As noted above, the proposed lot dimensions of adjusted Tract 1 will meet the housing goals for the City as the minimum required density of 5 units for the site as a whole will be met upon redevelopment of Tract 1. Based on the preceding findings the proposal will be consistent with stated purpose of the regulation being adjusted, and this criterion is met.

B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The site is zoned High Density Residential (RH) and located within the Kenton Neighborhood and North Interstate Plan District. Therefore, the applicant must demonstrate that the proposal will not significantly detract from the livability or appearance of the surrounding residential area. As indicated in the findings for Approval Criterion A, above, the reduction in the lot dimensions for Adjusted Tract 1 will still allow for this lot to accommodate the desired density of development in this multi-dwelling zone. Reducing the lot dimensions for Adjusted Tract 1 below those required for multi-dwelling development will allow the construction of a duplex or single family residence with an accessory dwelling unit on adjusted Tract 2. This development type will currently match that of existing lots in the immediate vicinity and the redevelopment of Tract 1 will comply with the intended density implemented by the North Interstate Plan District as this area transitions between new high-density development and the existing, low density neighborhoods.

As the proposal will not significantly detract from the livability or appearance of the residential area, this criterion is met.

C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: Only one adjustment is being requested. Therefore, this criterion is not applicable.

D. City-designated scenic resources and historic resources are preserved; and

Findings: The site is not located within a scenic or historic overlay zone. Therefore, this criterion is not applicable.

E. Any impacts resulting from the adjustments are mitigated to the extent practical;

Findings: As addressed in the preceding findings, there are no discernable impacts that will result from the proposed adjustment. Therefore, this criterion is met.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: The site is not located within an environmental overlay zone. Therefore, this criterion is not applicable.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of

Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The request for an adjustment to the minimum lot dimension requirements for multi-dwelling structures or development in the RH zone for Tract 1 of an associated lot confirmation and property line adjustment (13-144229 PR) meets the applicable Adjustment approval criteria. The request will equally meet the stated intent of the lot dimension regulations as the minimum required density for the site may be met upon redevelopment of Tract 1. The proposal will not adversely impact the appearance or livability of the surrounding residential area, but rather will result in a development that more closely reflects existing development patterns and allows for additional residential units upon redevelopment of Tract 1 to comply with the intended density of this area in the future.

ADMINISTRATIVE DECISION

Approval of Adjustment to the minimum lot dimensions (33.612.200) for multi dwelling development in the RH zone to reduce the minimum lot area of proposed Tract 1 from 10,000 square feet to 2,830 square feet, and to reduce the minimum lot width/front lot line from 70 feet to 50 feet, and to reduce the minimum depth from 100 feet to 56.5 feet, per the approved site plans (Exhibits C.1 & C.2), signed and dated June 25, 2013.

Staff Planner: Sean Williams

Decision rendered by:  **on June 25, 2013**

By authority of the Director of the Bureau of Development Services

Decision mailed: June 27, 2013

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on April 26, 2013, and was determined to be complete on May 16, 2013.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on April 26, 2013.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: September 13, 2013.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on July 11, 2013** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **July 12, 2013.**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.

- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

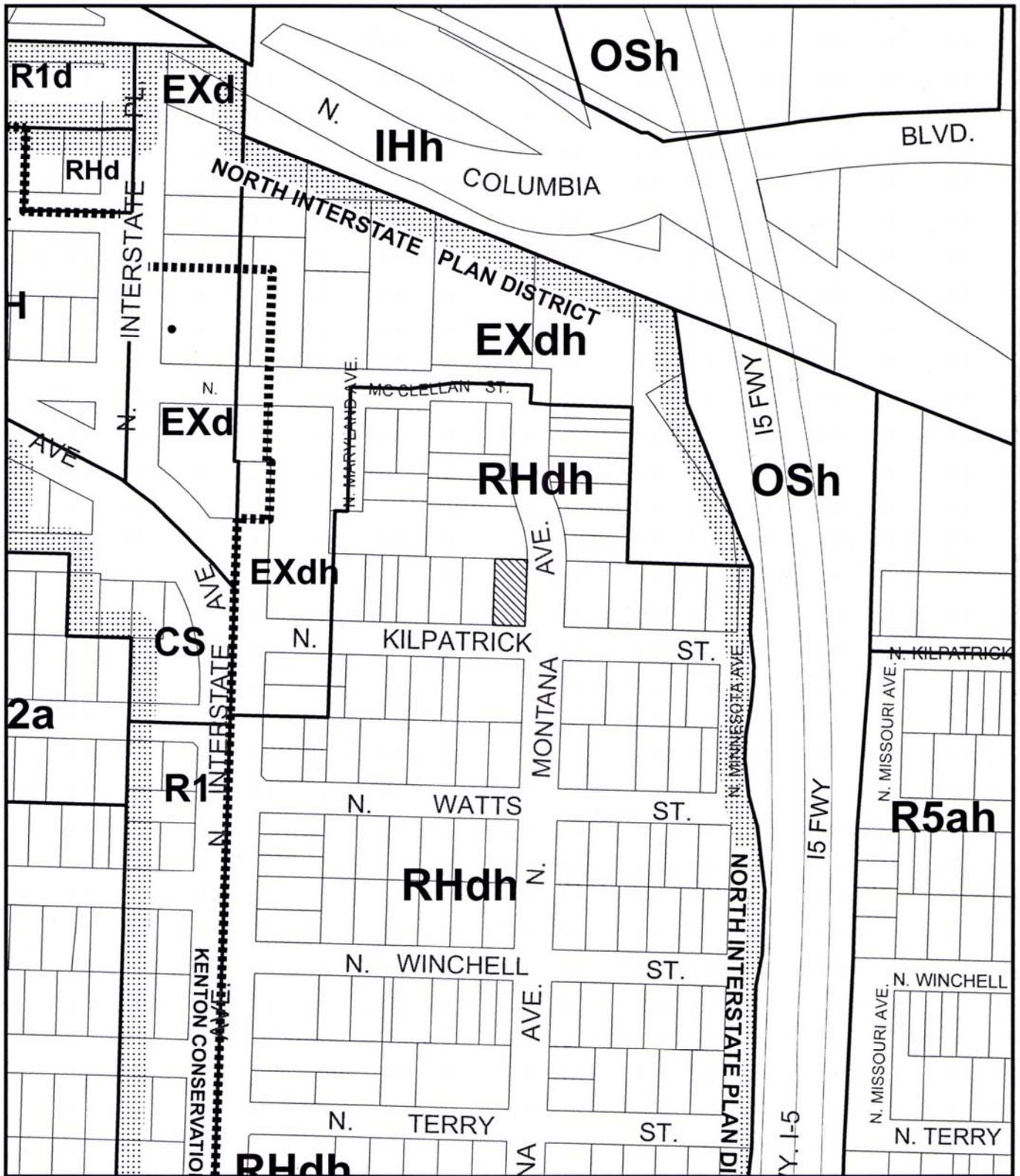
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Record of Survey (attached)
 2. Existing Conditions Plan (attached)
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Transportation Engineering and Development Review; Life Safety Plans Examiner; Fire Bureau; Bureau of Parks, Forestry Division
 2. Bureau of Environmental Services
 3. Water Bureau
 4. Site Development Review Section of BDS
- F. Correspondence:
 1. Nick Santangelo (5/22/13)
 2. Teresa Celli (6/10/13)
- G. Other:
 1. Original LU Application
 2. Incomplete Letter

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



Site



Historic Landmark



This site lies within the:
NORTH INTERSTATE PLAN DISTRICT

File No. LU 13-144231 AD

1/4 Section 2229

Scale 1 inch = 200 feet

State_Id 1N1E10CB 9300

Exhibit B (Apr 30,2013)

NARRATIVE & BASIS OF BEARING

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN LOTS 15 AND 16 OF BLOCK 15, "FAIRPORT BLOCKS 14-15-16-17" AS SHOWN. FOR MY BASIS OF BEARING I HELD RECORD BEARING NORTH 88°11'52" WEST) ALONG THE NORTH LINE OF BLOCK 15 AS SHOWN ON RECORD OF SURVEY NO. 58206 BECAUSE FOUND MONUMENTS LABELED AS POINTS "A" AND "B". I FURTHER HELD THE RECORD OF SURVEY NO. 58206 BECAUSE THE SURVEY BEARS THE SAME BEARING AS THE REFERENCE SURVEY FOR THE ALIGNMENT OF N. KILPATRICK STREET AND N. MONTANA AVENUE, WHICH FIT THE FOUND AND HELD MONUMENTS "A" AND "C".

I THEN LOCATED THE NEW ADJUSTED LINE PER MY CLIENTS DIRECTION AND AS APPROVED BY THE CITY OF PORTLAND PLANNING DEPARTMENT.

TRACT AREAS

- ORIGINAL LOT 16 = 2,578 SQ. FT.
- NEW TRACT 1 = 2,830 SQ. FT.
- ORIGINAL LOT 15 = 2,581 SQ. FT.
- NEW TRACT 2 = 2,328 SQ. FT.

REFERENCE SURVEYS & DEEDS:

- (1) "FAIRPORT BLOCKS 14-15-16-17"
- (2) S.N. 35503 (CARLSON)
- (3) S.N. 35463 (STAGER)
- (4) S.N. 31161 (PETTILON)
- (5) S.N. 44477 (CHASE)
- (6) S.N. 31503 (DUDLEY)
- (7) S.N. 31468 (DUDLEY)
- (8) S.N. 31504 (DUDLEY)
- (9) S.N. 4173 (CURRAN)
- (10) S.N. 4173 (CURRAN)

RECORD OF SURVEY

OF PROPOSED PROPERTY LINE ADJUSTMENT

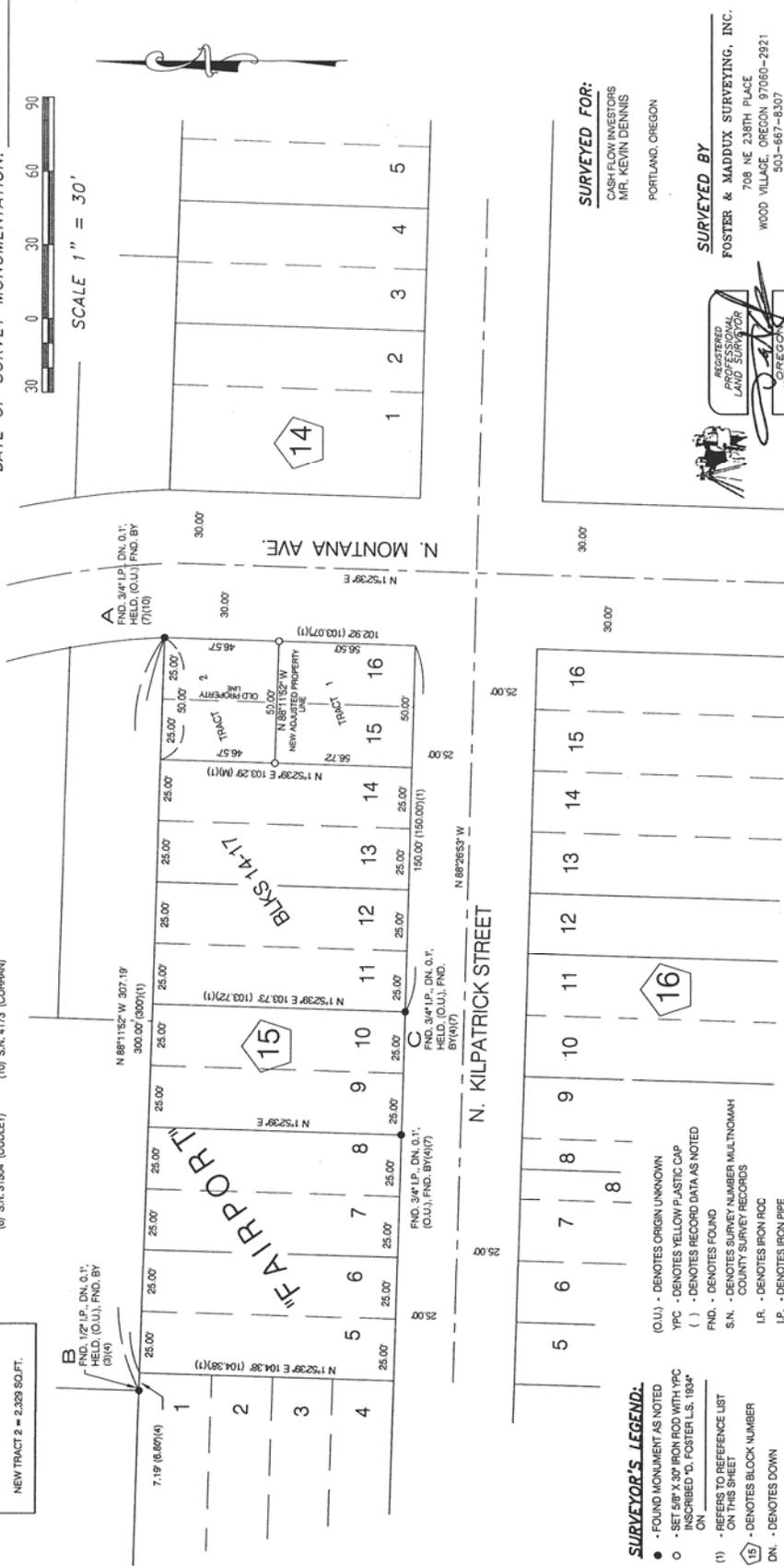
WITHIN LOTS 1 AND 2, BLOCK 15, "FAIRPORT BLOCKS 14-15-16-17", LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, STATE OF OREGON

CITY OF PORTLAND PLANNING DEPARTMENT
CASE FILE NUMBER _____

DATE OF SURVEY: MARCH 11, 2013
DATE OF SURVEY MONUMENTATION: _____

MULTNOMAH COUNTY
SURVEY RECORDS

DATE FILED _____
REGISTER NUMBER _____

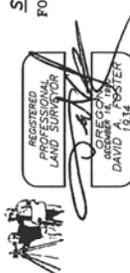


SURVEYOR'S LEGEND:

- - FOUND MONUMENT AS NOTED
- - SET 5/8" X 30" IRON ROD WITH YPC INSCRIBED "O. FOSTER L.S. 1934"
- - DENOTES RECORD DATA AS NOTED ON
- (1) - REFERS TO REFERENCE LIST ON THIS SHEET
- ⑮ - DENOTES SURVEY NUMBER MULTNOMAH COUNTY SURVEY RECORDS
- DN. - DENOTES BLOCK NUMBER
- DN. - DENOTES DOWN
- S.F. - DENOTES SQUARE FEET

SURVEYED FOR:
CASH FLOW INVESTORS
MR. KEVIN DENNIS
PORTLAND, OREGON

SURVEYED BY:
FOSTER & MADDOX SURVEYING, INC.
708 NE 238TH PLACE
WOOD VILLAGE, OREGON 97060-2921
503-667-8307
503-997-1100
503-740-9972



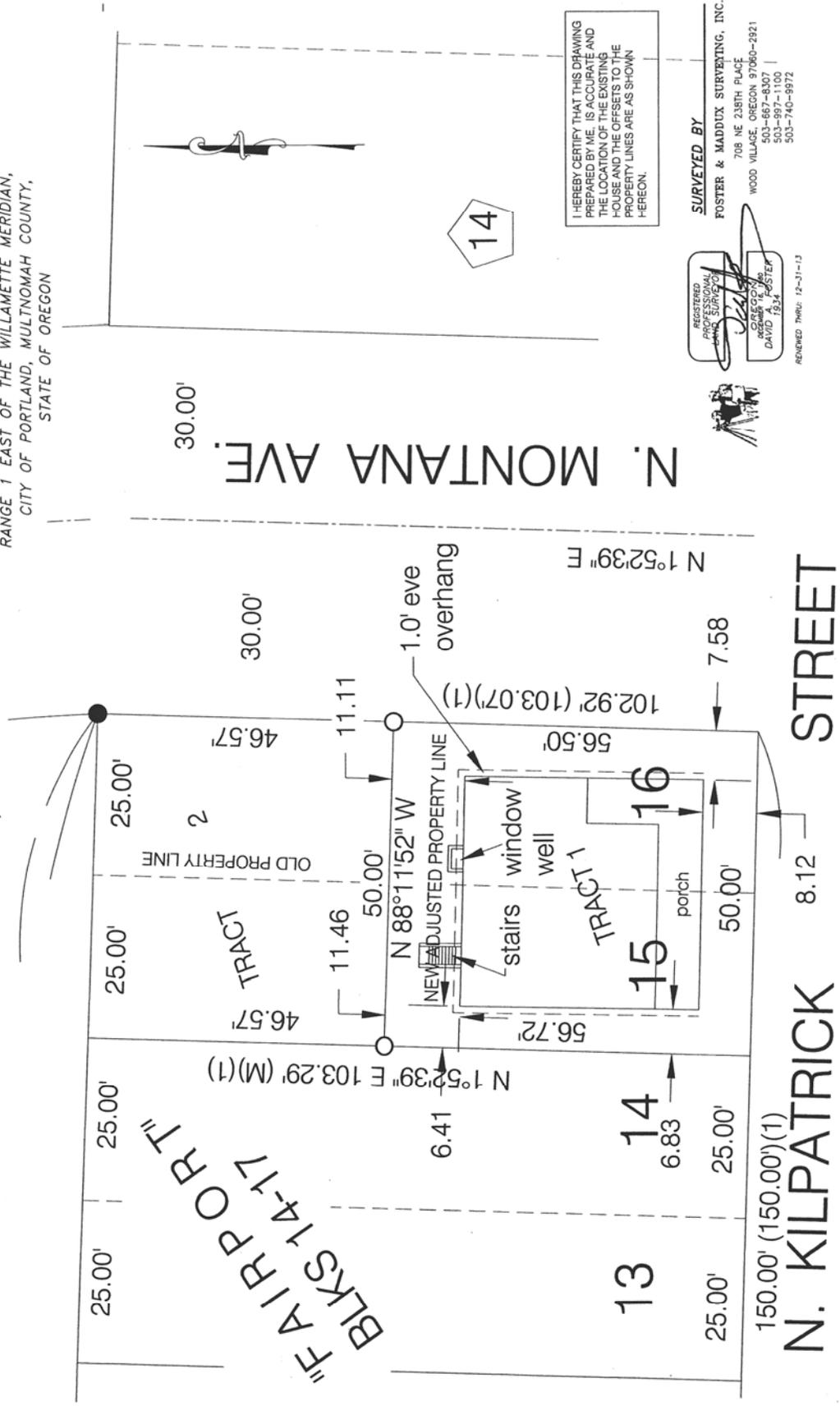
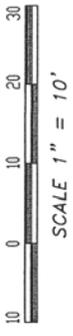
RENEWED THRU: 12-31-13

CASE NO. 13-199231
EXHIBIT C.1

EXISTING CONDITIONS OF PROPOSED PROPERTY LINE ADJUSTMENT

WITHIN LOTS 1 AND 2, BLOCK 15, "FAIRPORT BLOCKS 14-15-16-17", LOCATED
IN THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 1 NORTH,
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF PORTLAND, MULTNOMAH COUNTY,
STATE OF OREGON

DATE OF SURVEY: MARCH 11, 2013
DRAWING REVISED: MAY 13, 2013



I HEREBY CERTIFY THAT THIS DRAWING
PREPARED BY ME, IS ACCURATE AND
THE LOCATION OF THE EXISTING
HOUSE AND THE OFFSETS TO THE
PROPERTY LINES ARE AS SHOWN
HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David Foster
DAVID FOSTER
1334

SURVEYED BY
FOSTER & MADDOX SURVEYING, INC.
708 NE 238TH PLACE
WOOD VILLAGE, OREGON 97060-2921
503-667-8300
503-667-8300
503-740-8972

RENEWED THRU: 12-31-13

13-14229 PP

CASE NO. 13-14229
EXHIBIT 1.2