



City of Portland  
**Bureau of Development Services**  
Land Use Services Division

1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201  
Telephone: (503) 823-7300  
TDD: (503) 823-6868  
FAX: (503) 823-5630  
www.bds.ci.portland.or.us

**Date:** July 10, 2008  
**From:** Ruth Shriber, Land Use Services  
503-823-3032 / rshriber@ci.portland.or.us

## **NOTICE OF A FINAL PLAT DECISION**

The Bureau of Development Services has **approved** a Final Plat for a site in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Salem, OR 97301. The phone number for LUBA is 503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

### **CASE FILE NUMBER: FP 05-153610, FINAL PLAT**

**Applicant Info:** Michael Waissman  
5112 SE Hawthorne Blvd  
Portland, OR 97215

Carolyn Waissman  
Box 4419  
Sunriver, OR 97707

**Site Address:** 5112 SE HAWTHORNE BLVD  
**Legal Description:** LOT 2 BLOCK 1, SECOND ELECTRIC ADD  
**Tax Account No.:** R751200030  
**State ID No.:** 1S2E06CA 00100  
**Quarter Section:** 3236, 3235  
**Neighborhood:** Mt. Tabor, contact Dave Hilts at 503-780-0826.  
**Business District:** Hawthorne Blvd. Bus. Assoc., contact Mary Sellin at 503-292-6010.  
**District Coalition:** Southeast Uplift Neighborhood, Jacob Brostoff at 503-232-0010.  
**Zoning:** R5 (R2.5)  
**Case Type:** FP - Final Plat Review  
**Procedure:** An Administrative Decision

**Proposal:** The Preliminary Plan for LU 05-153610 ZCLDP was approved by the Hearing Officer on Jan 4, 2006. That decision approved a land division to create 2 lots and a zoning map amendment.

The applicant has submitted the proposed Final Plat to the Bureau of Development Services (BDS) for approval. This final technical review ensures that the Final Plat conforms with the approved Preliminary Plan and with the conditions of approval imposed by the review body. This review is not an opportunity to add or change conditions of approval, or to review other issues.

**Neighborhood Review:** A notice of this proposal was mailed on April 1, 2008. No written comments were received by the Bureau of Development Services in response to this notice.

**Compliance with Approval Standards**

As required by Oregon Revised Statutes (ORS 92.040), Final Plats must be reviewed under the approval criteria and standards in effect at the time that the original Land Division application was submitted. In order to be approved, this proposal must comply with the Final Plat approval standards currently found in Section 33.663.220 of Title 33, the Portland Zoning Code. The Final Plat proposal complies with all of the Approval Standards of Section 33.663.220. This requirement is met.

**Compliance with Conditions of Approval**

In order to be approved, this proposal must also show compliance with all applicable conditions of approval imposed with City approval of the Preliminary Plat decision. The Final Plat proposal complies with all of the conditions of approval of the Preliminary Plat decision. This requirement is met.

**ADMINISTRATIVE DECISION**

**Approval** of the Final Plat for a Land Division to create 2 parcels, as indicated by City signatures on the Final Plat (Exhibit C.1, attached).

**Staff Planner:** Ruth M. Shriber, ASLA

**Decision rendered by:**



**July 10, 2008**

By Authority of the Director of the Bureau of Development Services

**Decision mailed July 10, 2008**

**This decision is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830.** Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

**Recording the land division final plat.** The plat must be submitted to the County Recorder to be recorded within 90 days of the final plat decision date, or the final plat will expire.

**The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).**

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Final Plat Status Report Approval (attached)
- B. Zoning Map (attached)
- C. Plans
  - 1. Preliminary Plan
  - 2. Final Plat (attached)
- D. Notification Information
  - 1. Mailed Notice
  - 2. Mailing List
- E. Agency Responses:
  - 1. Bureau of Environmental Services

2. Bureau of Transportation Engineering and Development
  3. Water Bureau
  4. Fire Bureau
  5. Site Development Section of BDS
  6. Bureau of Parks, Forestry Division
- F. Correspondence (delete if none received)
- G. Other:
1. Final Plat Application
  2. Original Land Use Decision
  3. Applicant's narrative addressing Conditions of Approval and Approval Standards



<b>FINAL PLAT STATUS REPORT APPROVAL</b>		Folder #	<b>FP 05-153610</b>
		Address	5112 SE HAWTHORNE BLVD
		Review Date	July 1, 2008
To:	<b>Michael Weissman</b> 5112 SE Hawthorne Blvd Portland, OR 97215	From:	<b>Ruth Shriber, Planner</b> Land Use Services Division Phone: 503-823-3032 E-mail: rshriber@ci.portland.or.us

The checklist below indicates the status of the items that must be completed prior to approval of your final plat.

<b>FINAL PLAT SURVEY CORRECTIONS</b>		
Met	Requirement	Status
<input checked="" type="checkbox"/>	The service bureaus have accepted all of the corrections to the Final Plat survey	Your Final Plat mylar has been signed. These are enclosed.
<b>STATUS OF CONDITIONS OF APPROVAL</b>		
Met	Condition of Approval	Status
<b>A. Supplemental Plan</b>		
<input checked="" type="checkbox"/>	The supplemental plan shall show the surveyed location of the following: 1) any buildings or accessory structures on the site during the final plat application; 2) any driveways and off-street vehicle parking areas on the site during the final plat application; and 3) any other information specifically noted in the conditions listed below.	The Supplemental Plan has been submitted.  This condition has been met.
<b>B. The Final Plat must show the following</b>		
<input checked="" type="checkbox"/>	1. If the existing sanitary lateral is retained, a private sanitary sewer easement, for the benefit of Parcel 1, shall be shown and labeled over the relevant portions of Parcel 2.	This condition is not required.
<input checked="" type="checkbox"/>	2. A Recording block for the legal documents such as maintenance agreement(s), acknowledgements of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition C.3 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A Declaration of Maintenance Agreement for Tract *: (name of street or name of easement) has been recorded as document no. _____, Multnomah County Deed Records."	This condition is not required.
<b>C. The following must occur prior to Final Plat approval</b>		
<input checked="" type="checkbox"/>	1. Each lot must be shown to have a means of access and individual connection to a public sanitary sewer. This shall include either a private sewer easement across Parcel 2 to the benefit of Parcel 1 for the location of the existing sewer lateral, or the existing service to Parcel 1 shall be capped and a permit for a new service obtained.	This condition has been met per Site Development and BES.
<input checked="" type="checkbox"/>	2. The applicant must meet Site Development	This condition has been met per Site Development.

	requirements for the stormwater systems on the existing house to remain on Parcel 1. If Site Development requires modifications to the system, the applicant must obtain finalized plumbing permits for this work before final plat approval.	
<input checked="" type="checkbox"/>	3. The applicant shall execute a maintenance agreement for the private sewer easement, should one be required. The agreement shall include provisions assigning maintenance responsibilities for the easement area and any shared facilities within that area, consistent with the easement's purpose, and all applicable code standards. The agreement must be reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, before final plat approval.	This condition is not required.

**D. The following conditions are applicable to site preparation and the development of individual lots**

<input type="checkbox"/>	1. Development on Lot 2 shall conform to the tree preservation plan (Exhibit A.5). Specifically, Tree #12 shall be preserved, with a 6' root protection zone indicated on Exhibit C.2. Encroachment into the specified root protection zones may only occur under the supervision of a certified arborist. Planning and Zoning approval of development in the root protection zones is subject to receiving an arborist's report, explaining that the arborist has approved the specified construction methods, and that the activities will be performed under his or her supervision.	This condition remains in effect, and will be satisfied at the time of building permit review on the new lots
<input type="checkbox"/>	2. The applicant shall conduct an infiltration test to determine whether on-site stormwater treatment and disposal is feasible.	This condition remains in effect, and will be satisfied at the time of building permit review on the new lots

**COMPLIANCE WITH FINAL PLAT APPROVAL STANDARDS**

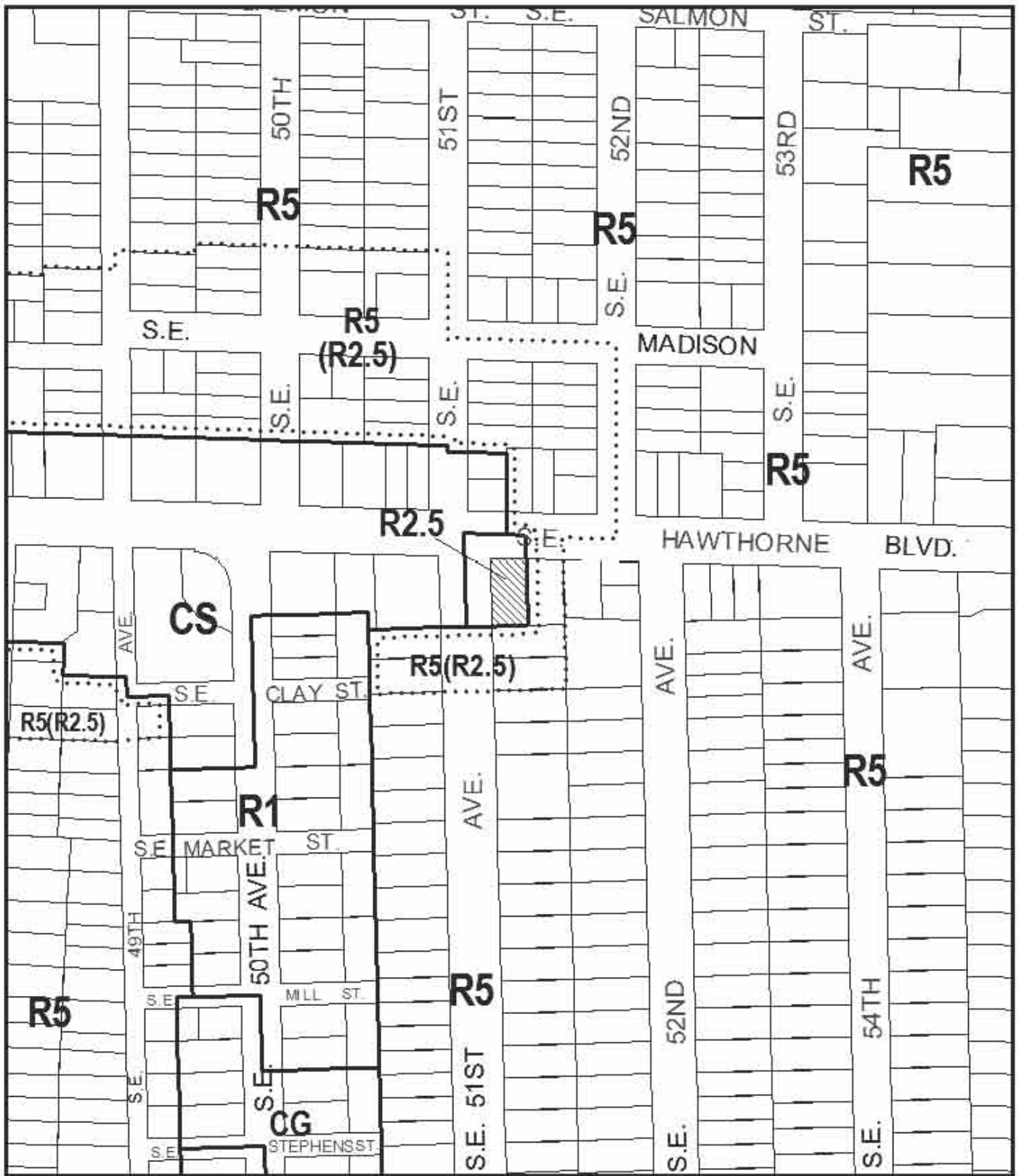
Met	Approval Standard	Status
<input checked="" type="checkbox"/>	<b>Conformance with Preliminary Plan:</b> The Final Plat must conform to the approved Preliminary Plan. Allowed variations are specified in Section 33.663.200 of the Zoning Code.	BDS has reviewed the proposed Final Plat against the list of allowed variations and has determined it conforms to the approved Preliminary Plan.
<input checked="" type="checkbox"/>	<b>Conditions of Approval:</b> The Final Plat must comply with all conditions of approval that apply to the Final Plat. All other conditions remain in effect.	As shown above, all of the conditions of approval have been met, or continue to remain in effect as noted.
<input checked="" type="checkbox"/>	<b>Services:</b> All services must meet the requirements of the City Code.	The City service bureaus have given approval of the Final Plat, so all of the services meet the requirements of the City Code for the purposes of Final Plat approval.
<input checked="" type="checkbox"/>	<b>Dedications, tracts and easements:</b> All dedications of property to the City or the public must be shown on the Final Plat, and must be made at the time the Final Plat is recorded. All tracts and easements must be shown on the Final Plat and the requirements of Chapter 33.636, Tracts and Easements, must be met.	Dedications, tracts or easements were not required with this plat so this approval standard does not apply.
<input checked="" type="checkbox"/>	<b>Sureties:</b> All sureties, including performance guarantees and improvement guarantees, required by the Portland City Code must be approved by the appropriate City bureau prior to	Sureties were not required with this plat so this approval standard does not apply.

	-Final Plat approval.	
<input checked="" type="checkbox"/>	<b>Maintenance Agreements and Covenants and Restrictions (CC&amp;Rs):</b> All maintenance agreements and CC&Rs must be reviewed and approved by the Bureau of Development Services and the City Attorney prior to Final Plat approval and must be submitted to the County Recorder to be recorded with the Final Plat within 90 day of the Final Plat approval.	Maintenance agreements or CC&Rs were not required with this plat so this approval standard does not apply.

**APPLICATION SUBMITTAL REQUIREMENTS**

Met	Submittal Requirements	Status
<input checked="" type="checkbox"/>	Title report	Submitted

If you have specific questions concerning your Approved Final Status Report, please call Ruth Shriber at 503-823-3032 or email at [rshriber@ci.portland.or.us](mailto:rshriber@ci.portland.or.us). The Bureau of Development Services has also established a Final Plat Hotline (503-823-7617) for Final Plat process assistance.



# ZONING



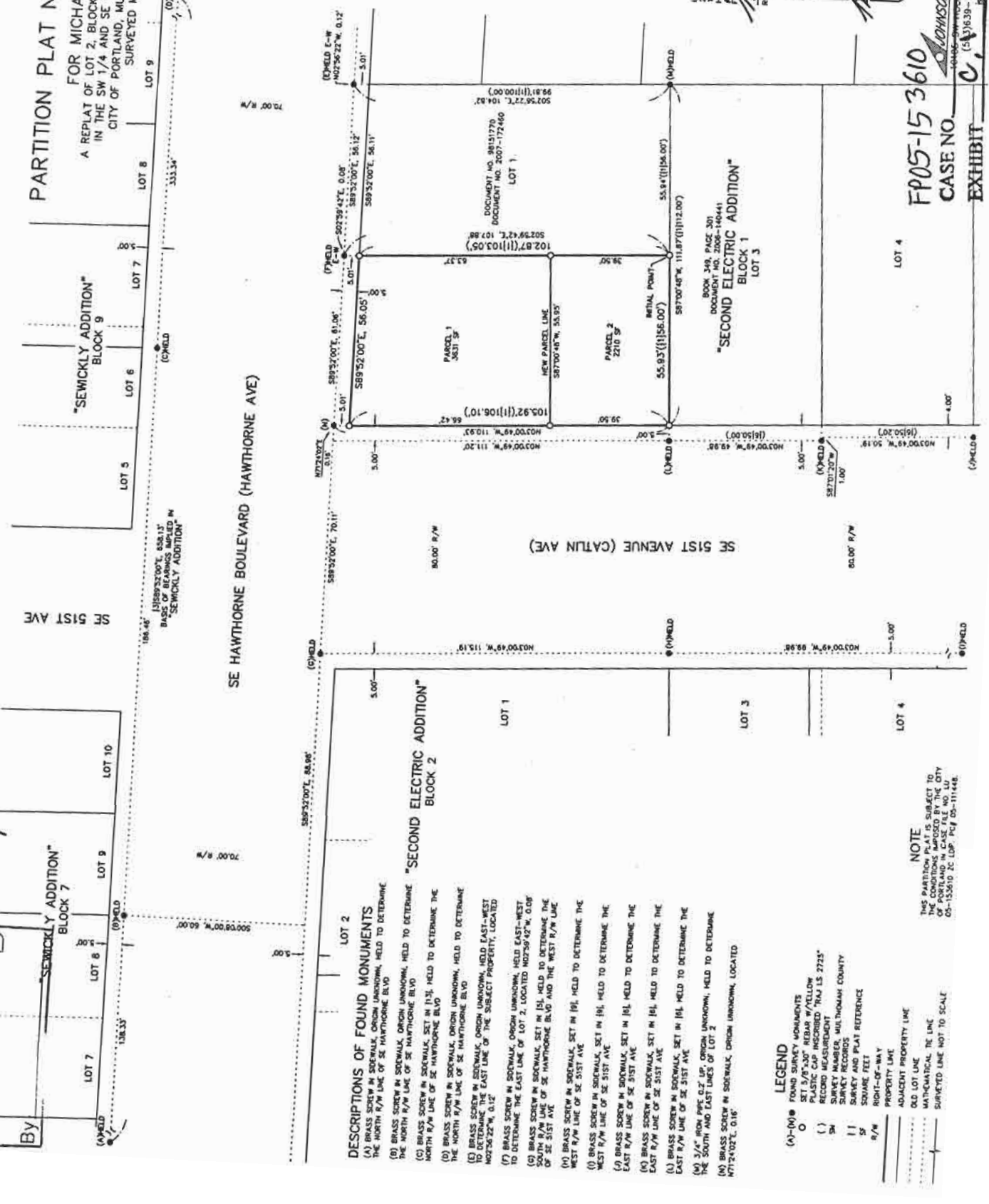
File No.	FP 05-153610
1/4 Section	3235,3236
Scale	1 inch = 200 feet
State_Id	1S2E06CA 100
Exhibit	B (Mar 28,2008)

THE GLEWES  
MAR 24 2008

FP05-153610  
1st

**PARTITION PLAT NO.**

FOR MICHAEL WAISSMAN  
A REPLAT OF LOT 2, BLOCK 1, "SECOND ELECTRIC ADDITION"  
IN THE SW 1/4 AND SE 1/4 OF SEC. 6, T1S, R2E, W4M  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
SURVEYED MARCH 5, 2008



- DESCRIPTIONS OF FOUND MONUMENTS**
- (A) BRASS SCREW IN SIDEWALK, ORIGIN UNKNOWN, HELD TO DETERMINE THE NORTH R/W LINE OF SE HAWTHORNE BLVD
  - (B) BRASS SCREW IN SIDEWALK, ORIGIN UNKNOWN, HELD TO DETERMINE THE NORTH R/W LINE OF SE HAWTHORNE BLVD
  - (C) BRASS SCREW IN SIDEWALK, ORIGIN UNKNOWN, HELD TO DETERMINE THE NORTH R/W LINE OF SE HAWTHORNE BLVD
  - (D) BRASS SCREW IN SIDEWALK, ORIGIN UNKNOWN, HELD TO DETERMINE THE NORTH R/W LINE OF SE HAWTHORNE BLVD
  - (E) BRASS SCREW IN SIDEWALK, ORIGIN UNKNOWN, HELD TO DETERMINE THE NORTH R/W LINE OF SE HAWTHORNE BLVD
  - (F) BRASS SCREW IN SIDEWALK, ORIGIN UNKNOWN, HELD EAST-WEST TO DETERMINE THE EAST LINE OF THE SUBJECT PROPERTY, LOCATED TO DETERMINE THE EAST LINE OF LOT 2, LOCATED N02°59'42"W, 0.00' SOUTH R/W LINE OF SE HAWTHORNE BLVD AND THE WEST R/W LINE OF SE 51ST AVE
  - (G) BRASS SCREW IN SIDEWALK, SET IN 191, HELD TO DETERMINE THE WEST R/W LINE OF SE 51ST AVE
  - (H) BRASS SCREW IN SIDEWALK, SET IN 191, HELD TO DETERMINE THE WEST R/W LINE OF SE 51ST AVE
  - (I) BRASS SCREW IN SIDEWALK, SET IN 191, HELD TO DETERMINE THE EAST R/W LINE OF SE 51ST AVE
  - (J) BRASS SCREW IN SIDEWALK, SET IN 191, HELD TO DETERMINE THE EAST R/W LINE OF SE 51ST AVE
  - (K) BRASS SCREW IN SIDEWALK, SET IN 191, HELD TO DETERMINE THE EAST R/W LINE OF SE 51ST AVE
  - (L) BRASS SCREW IN SIDEWALK, SET IN 191, HELD TO DETERMINE THE EAST R/W LINE OF SE 51ST AVE
  - (M) 3/4" IRON PIPE 0.2" UP, ORIGIN UNKNOWN, HELD TO DETERMINE THE SOUTH AND EAST LINES OF LOT 2
  - (N) BRASS SCREW IN SIDEWALK, ORIGIN UNKNOWN, LOCATED N71°24'02"E, 0.16'

- LEGEND**
- (A)-(M) FOUND SURVEY MONUMENTS
  - O SET 3/8" X 30" REBAR ALLOW
  - ( ) PLASTIC CAP INSCRIBED "TALU LS 2725"
  - SH RECORD MEASUREMENT
  - SM SURVEY NUMBER, MULTNOMAH COUNTY
  - SR SURVEY RECORDS
  - SF SQUARE FEET
  - R/W RIGHT-OF-WAY
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - OLD LOT LINE
  - MATHEMATICAL RE LINE
  - SURVEYED LINE NOT TO SCALE

**NOTE**  
THIS PARTITION PLAT IS SUBJECT TO THE RECORDS AND MAPS ON FILE IN THE CITY OF PORTLAND AND CONTROLLED BY THE CITY OF PORTLAND UNDER MAP # 05-153610 2C (LSP) PG 1 OF 11-144.

**MULTNOMAH COUNTY PLAT AND SURVEY RECORDS**

10 SECOND ELECTRIC ADDITION\*  
BOOK 11, PAGE 7 (1888)  
11 SEWICKLY ADDITION\*  
BOOK 11, PAGE 28 (1889)  
12 SEWICKLY ADDITION\* BOOK  
105, PAGE 25 (1907)  
13 SEWICKLY ADDITION\* (1908)  
14 SEWICKLY ADDITION\* (1908)  
15 SEWICKLY ADDITION\* (1908)  
16 SEWICKLY ADDITION\* (1908)  
17 SEWICKLY ADDITION\* (1908)  
18 SEWICKLY ADDITION\* (1908)  
19 SEWICKLY ADDITION\* (1908)  
20 SEWICKLY ADDITION\* (1908)  
21 SEWICKLY ADDITION\* (1908)  
22 SEWICKLY ADDITION\* (1908)  
23 SEWICKLY ADDITION\* (1908)  
24 SEWICKLY ADDITION\* (1908)  
25 SEWICKLY ADDITION\* (1908)  
26 SEWICKLY ADDITION\* (1908)  
27 SEWICKLY ADDITION\* (1908)  
28 SEWICKLY ADDITION\* (1908)  
29 SEWICKLY ADDITION\* (1908)  
30 SEWICKLY ADDITION\* (1908)

**MULTNOMAH COUNTY DEED RECORDS**

BOOK 349, PAGE 301 (1983)  
DOCUMENT NO. 2003-232874  
DOCUMENT NO. 2003-232875  
DOCUMENT NO. 2003-232876  
DOCUMENT NO. 2004-222878  
DOCUMENT NO. 2005-242887  
DOCUMENT NO. 2005-140441  
DOCUMENT NO. 2007-172460

BOOK 349, PAGE 301  
DOCUMENT NO. 2003-140441

**"SECOND ELECTRIC ADDITION" BLOCK 1 LOT 3**

BOOK 349, PAGE 301  
DOCUMENT NO. 2003-140441

ROBERT ALAN JOHNSON, LS 2725  
2725, MERCY ROAD, PORTLAND, OR 97224  
THIS MAP WAS PREPARED USING THE  
HELIOT-PACKARD PRODUCT  
FOR THE CITY OF PORTLAND  
BY  
ROBERT ALAN JOHNSON, LS 2725

I HEREBY CERTIFY THIS MAP  
TO BE A TRUE AND EXACT  
COPY OF THE ORIGINAL PLAT.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

JULY 15, 1983  
ROBERT ALAN JOHNSON  
2725

EXPIRES 8/30/08

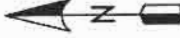
JOHNSON LAND SURVEYING, INC  
10445 N. BROWN DR., TIGARD, OR 97224  
(503) 639-7919, FAX (503) 670-8050  
Rajay@overizon.net

FP05-153610  
CASE NO. C  
EXHIBIT



**PARTITION PLAT NO.**

A REPLAT OF LOT 2, BLOCK 1, "SECOND ELECTRIC ADDITION" IN THE SW 1/4 AND SE 1/4 OF SECTION 6, T1S, R2E, WM CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON SURVEYED: MARCH 5, 2008



SCALE 1"=20'



**MULTNOMAH COUNTY PLAT AND SURVEY RECORDS**

- 11" SECOND ELECTRIC ADDITION" BOOK 11A, PAGE 7 (1898)
- 12" MAP OF HAWTHORNE BLVD. SURVEYED: MARCH 5, 2008
- 13" SEWICKLY ADDITION" BOOK 400, PAGE 35 (1907)
- 14" SN 10273 (1896)
- 15" SN 16288 (1891)
- 16" SN 18248 (1885)
- 17" SN 15098 (1886)
- 18" SN 5593 (1887)
- 19" SN 26975 (1907)
- 20" SN 26750 (1883)
- 21" SN 32078 (1970)
- 22" SN 32145 (1970)
- 23" SN 35353 (1975)
- 24" SN 41897 (1877)

**MULTNOMAH COUNTY DEED RECORDS**

- BOOK 348, PAGE 301 (1903)
- DOCUMENT NO. 98151770
- DOCUMENT NO. 2003-233874
- DOCUMENT NO. 2004-132878
- DOCUMENT NO. 2004-224546
- DOCUMENT NO. 2004-144441
- DOCUMENT NO. 2006-144441
- DOCUMENT NO. 2007-172460

L. ROBERT ALAN JOHNSON, LS  
2722, HERBY COTTRY TRAIL, SE  
HEWLETT, WACONIA, MINN. 55312  
PC-4844A ON HWY WAF POL/ESTER  
FILED  
ROBERT ALAN JOHNSON, LS 2725

REGISTERED PROFESSIONAL LAND SURVEYOR  
ROBERT ALAN JOHNSON  
EXPIRES 6/30/08

JOHNSON LAND SURVEYING, INC.  
10185 SW HOODVIEW DR, TIGARD, OR 97224  
(503)639-7919, FAX(503)670-9050  
jls@jlsurveyor.net



**DESCRIPTIONS OF FOUND MONUMENTS**

- (A) BRASS SCREW IN SIDEWALK, ORIGIN UNKNOWN, HELD AS A 5.00' OFFSET TO THE NORTH R/W LINE OF SE HAWTHORNE BLVD
- (B) BRASS SCREW IN SIDEWALK, ORIGIN UNKNOWN, HELD AS A 5.00' OFFSET TO THE NORTH R/W LINE OF SE HAWTHORNE BLVD
- (C) BRASS SCREW IN SIDEWALK, SET IN [13], HELD AS A 5.00' OFFSET TO THE NORTH R/W LINE OF SE HAWTHORNE BLVD
- (D) BRASS SCREW IN SIDEWALK, SET IN [12], HELD AS A 5.00' OFFSET TO THE NORTH R/W LINE OF SE HAWTHORNE BLVD
- (E) BRASS SCREW IN SIDEWALK, BELIEVED SET IN [14], HELD TO DETERMINE THE SOUTH AND EAST LINES OF LOT 1, BLOCK 1, LOCATED N02°26'22"W, 0.12'
- (F) BRASS SCREW IN SIDEWALK, BELIEVED SET IN [14], HELD EAST-WEST TO DETERMINE THE EAST LINE OF LOT 2, BLOCK 1, LOCATED N02°26'22"W, 0.05'
- (G) BRASS SCREW IN SIDEWALK, SET IN [15], HELD AS A 5.00' OFFSET TO THE SOUTH R/W LINE OF SE HAWTHORNE BLVD AND THE WEST R/W LINE OF SE 51ST AVE
- (H) BRASS SCREW IN SIDEWALK, ORIGIN UNKNOWN, HELD AS A 5.00' OFFSET TO THE WEST R/W LINE OF SE 51ST AVE
- (I) BRASS SCREW IN SIDEWALK, SET IN [16], HELD AS A 5.00' OFFSET TO THE WEST R/W LINE OF SE 51ST AVE
- (J) BRASS SCREW IN SIDEWALK, ORIGIN UNKNOWN, HELD AS A 4.00' OFFSET TO THE EAST R/W LINE OF SE 51ST AVE
- (K) BRASS SCREW IN SIDEWALK, REFERENCED IN [16], HELD AS A 5.00' OFFSET TO THE EAST R/W LINE OF SE 51ST AVE
- (L) BRASS SCREW IN SIDEWALK, BELIEVED SET IN [14], HELD AS A 5.00' OFFSET TO THE EAST R/W LINE OF SE 51ST AVE
- (M) 3/4" IRON PIPE 0.7' UP, BELIEVED SET IN [14], HELD TO DETERMINE THE SOUTH AND EAST LINES OF LOT 2, BLOCK 1
- (N) BRASS SCREW IN SIDEWALK, ORIGIN UNKNOWN, LOCATED N71°24'02"E, 0.15'

**LEGEND**

- (A)-(N) FOUND SURVEY MONUMENTS
- SET 5/16" CAP BEARING WITH YELLOW PLASTIC CAP INSCRIBED "ALJ LS 2725"
- ( ) RECORD INFORMATION
- SN SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
- || SURVEY AND PLAT REFERENCE
- SF SQUARE FEET
- R/W RIGHT-OF-WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- OLD LOT LINE
- MATHEMATICAL TIE LINE
- SURVEYED LINE NOT TO SCALE

**NOTE**

THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NO. LU 05-153610.

CASE NO. FP 05-153610  
EXHIBIT C2

### APPROVALS

CITY OF PORTLAND CASE FILE: LU 05-153610

APPROVED THIS 14<sup>th</sup> DAY OF JULY, 2008 BY  
BUREAU OF DEVELOPMENT SERVICES DIRECTOR'S DELEGATE

BY  DELEGATE

APPROVED THIS 1<sup>st</sup> DAY OF JULY, 2008 BY

BY *Chris Melody*  
CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

APPROVED THIS 1<sup>st</sup> DAY OF July, 2008 BY

BY *Sean Simpson*  
CITY OF PORTLAND, HEARINGS OFFICER

APPROVED THIS      DAY OF     , 200    

COUNTY SURVEYOR  
MULTNOMAH COUNTY, OREGON

BY \_\_\_\_\_

ALL TAXES, FEES, ASSESSMENTS,  
OR OTHER CHARGES AS PROMISED  
BY O.R.S. 92.095 HAVE BEEN PAID  
AS OF     , 200      
DIRECTOR,  
DIVISION OF ASSESSMENT & TAXATION,  
MULTNOMAH COUNTY, OREGON

BY \_\_\_\_\_ DEPUTY

STATE OF OREGON }  
COUNTY OF MULTNOMAH } SS  
I DO HEREBY CERTIFY THAT THE  
ATTACHED PARTITION PLAT WAS  
RECORDED FOR RECORD AND RECORDED  
ON     , 200     AT \_\_\_\_\_  
COUNTY RECORDING OFFICE

BY \_\_\_\_\_ DEPUTY  
DOCUMENT NO. \_\_\_\_\_

### DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT MICHAEL WASSMAN,  
OWNER OF THE LAND REPRESENTED ON THE ATTACHED MAP AND  
MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE,  
PREPARED AND THE PROPERTY PARTITIONED AND SURVEYED INTO  
PARCELS, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER NO.  
82 OF THE OREGON REVISED STATUTES.

\_\_\_\_\_  
MICHAEL WASSMAN

### PARTITION PLAT NO. \_\_\_\_\_

A REPLAT OF LOT 2, BLOCK 1, "SECOND ELECTRIC ADDITION"  
IN THE SW 1/4 AND SE 1/4 OF SECTION 6, T1S, R2E, WM  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
SURVEYED; MARCH 5, 2008

### SURVEYOR'S CERTIFICATE

I, ROBERT ALAN JOHNSON, HEREBY CERTIFY THAT I HAVE CORRECTLY  
SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED  
HEREIN AND THE PLAT RECORDS HEREON. THE SURVEY WAS MADE  
1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,  
MULTNOMAH COUNTY PLAT RECORDS. LOCATED IN THE SW 1/4 AND THE SE  
1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,  
IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH, AND STATE OF OREGON,  
AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" x 30" REBAR WITH YELLOW PLASTIC  
CAP INSCRIBED "RAJ LS 2723" SET AT THE SOUTHEAST CORNER OF SAID LOT  
2, SAID POINT BEARS S87°00'48"W, 55.94 FEET FROM A 3/4" IRON PIPE  
FOUND AT THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 1; THENCE  
S87°00'48"W, 3.00 FEET; THENCE N43°11'12"W, 3.00 FEET; THENCE  
REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RAJ LS 2723" SET AT THE  
SOUTHWEST CORNER OF SAID LOT 2, AND ON THE EAST RIGHT-OF-WAY LINE  
OF SE 51ST AVENUE, AND FROM WHICH A BRASS SCREW IN SIDEWALK BEARS  
S87°00'48"W, 3.00 FEET; THENCE N43°11'12"W, 3.00 FEET; THENCE  
TO A 3/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RAJ LS 2723" SET  
AT THE NORTHWEST CORNER OF SAID LOT 2, AND ON THE SOUTH  
RIGHT-OF-WAY LINE OF SE HANFTHORNE BOULEVARD; THENCE S89°32'00"E,  
ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH REBAR WITH  
YELLOW PLASTIC CAP INSCRIBED "RAJ LS 2723" SET AT THE NORTHWEST CORNER OF  
SAID LOT 2, THENCE S02°39'42"E, ALONG THE EAST LINE OF SAID LOT 2,  
102.87 FEET TO THE INITIAL POINT, THE LAND DESCRIBED ABOVE CONTAINS  
5841 SQUARE FEET, MORE OR LESS.

### ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF \_\_\_\_\_ }

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2008, BEFORE ME, A NOTARY PUBLIC IN AND  
FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL  
WASSMAN, THE OWNER OF SAID LAND, AND \_\_\_\_\_,  
PERSON NAMED IN AND WHO EXECUTED THE FOREGOING  
DECLARATION, AND ACKNOWLEDGED TO ME THAT HE EXECUTED  
SAID DECLARATION AS A FREE AND VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE \_\_\_\_\_

NOTARY PUBLIC-OREGON \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION LOT 2, BLOCK 1,  
"SECOND ELECTRIC ADDITION", MULTNOMAH COUNTY PLAT RECORDS.  
BEARINGS ARE BASED ON FOUND OFFSET MONUMENTS (A) AND (O),  
BOTH BRASS SCREWS IN SIDEWALK, THE RECORD BEARING BETWEEN  
SAID MONUMENTS, PER "SERVICIOUS ADDITION", IS S89°32'00"E.

THE RIGHT-OF-WAY OF SE HANFTHORNE BLVD IS DETERMINED BY  
FOUND MONUMENTS (O), (B), (C), (D), AND (E). ALL BRASS  
SCREWS IN SIDEWALKS ARE HELD AS 5.00' OFFSETS TO THE NORTH  
AND SOUTH RIGHT-OF-WAY LINES. PER SURVEY NUMBERS 16348,  
28750 AND 28938.

THE RIGHT-OF-WAY OF SE 51ST AVENUE IS DETERMINED BY FOUND  
MONUMENTS (O), (M), (O), (O), AND (L). ALL BRASS SCREWS IN  
SIDEWALKS, HELD AS 5.00' OFFSETS TO THE EAST AND WEST  
RIGHT-OF-WAY LINES. PER SURVEY NUMBERS 16366, 19548 AND  
38083.

THE NORTH LINE OF LOT 3, BLOCK 1, "SECOND ELECTRIC ADDITION"  
IS DETERMINED BY FOUND MONUMENTS (N), A 3/4" IRON PIPE,  
AND (L), HELD AS A 5.00' OFFSET.

THE BOUNDARY LINES OF LOT 2, BLOCK 1, "SECOND ELECTRIC  
ADDITION" ARE DETERMINED AS FOLLOWS: THE NORTH LINE BY THE  
SOUTH RIGHT-OF-WAY LINE OF SE HANFTHORNE BLVD; THE EAST  
LINE BY FOUND OFFSET MONUMENT (F), A BRASS SCREW IN  
SIDEWALK, HELD AS 5.00' OFFSET TO THE EAST AND WEST  
RIGHT-OF-WAY LINES; THE WEST LINE BY SAID NORTH LINE OF LOT 3, AND  
THE WEST LINE BY THE EAST RIGHT-OF-WAY LINE OF SE 51ST  
AVE. THE BOUNDARY CORNERS OF SAID LOT 2 ARE ESTABLISHED  
BY THE INTERSECTIONS OF THE LINES DETERMINED ABOVE.

I, ROBERT ALAN JOHNSON, LS  
2723, WAS PREPARED USING  
THE FOLLOWING INSTRUMENTS:  
HEWLETT-PACKARD PRODUCT  
P3484A ON HYMAN HMF POLYESTER  
FILM  
*Robert Alan Johnson*  
ROBERT ALAN JOHNSON, LS 2723

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Robert Alan Johnson*  
OREGON  
JULY 25, 1945  
ROBERT ALAN JOHNSON  
112739  
EXPIRES 6/30/09

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