



# City of Portland, Oregon Bureau of Development Services Land Use Services

FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner Rebecca Esau, Interim Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868 www.portlandoregon.gov/bds

Date: September 13, 2017

**To:** Interested Person

**From:** Lois Jennings, City Planner

Land Use Services Section of BDS

503-823-2877 or lois.jennings@portlandoregon.gov

## NOTICE OF A TYPE IX DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **Approved** proposal in your neighborhood. The mailed copy of this document is only a summary of the decision.

The reasons for the decision are included in the version located on the BDS website <a href="http://www.portlandonline.com/bds/index.cfm?c=46429">http://www.portlandonline.com/bds/index.cfm?c=46429</a>. 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 17-164682 LC

### **GENERAL INFORMATION**

**Applicant:** David Greenidge, National Urban Housing & Econmic Community

Development Corportation (NUHECDC)

5425 NE 27<sup>th</sup> Avenue Portland, OR, 97211

503-477-7387 or Davidg@Nuhecdc.Org

**Representative:** Andrew Montgomery, Architect

Terraforma Architecture 645 SW Viewmont Dr. Portland, OR 97225

503-296-0076 or Apm@Terraforma.B12

Owner: National Urban Housing & Economic Community Development

11321 SW Naeve Street

Tigard, OR 97224

Site Address: 10859 E BURNSIDE ST

**Legal Description:** LOTS 1-5, BURNSWICK STATION

**Tax Account No.:** R121550250 **State ID No.:** R122550250 1N2E34CA 08405

Quarter Section: 3041

**Neighborhood:** Hazelwood, contact Arlene Kimura at 503-252-9429. **Business District:** Gateway Area Business Association, contact Paul Wild at

paul.wild@mhcc.edu

**District Coalition:** East Portland Neighborhood Office, contact Richard Bixby at 503-823-

4550.

**Plan District:** East Corridor Plan District

**Zoning:** R2- Low Density Multi-Dwelling Zone with an "a"-Alternative Design

Density overlay and "d"-Design Density Overlay

Case Type: Lot Consolidation (LC)

**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land

Use Board of Appeals (LUBA).

**Proposal to vacate public utility easements:** A Land Division located at 10859 E. Burnside was approved by the City in June of 1999 under case file# LUR 98-1087 SU AD, to create 4 attached housing lots and one multi-family lot. The final plat for this subdivision is known as Burnswick Station and was recorded with Multnomah County Deeds & Records on June 29, 1999 (Book 1243 Page 18).

These lots were encumbered by private pedestrian access, private access, private and public utility and private storm drainage easements that restrict the future multi-family development layout on the site. The proposed lot consolidation plat will replace Lots 1-5 of Burnswick Station subdivision plat and vacate all easements platted under Burnswick Station plat.

You are being notified per Oregon State Statue (OR 92.185(4)), that these easements will be vacated with the recordation of the proposed Lot Consolidation Plat. Any utility company that desires to maintain an easement as delineated on Burnswick Station plat must notify in writing the governing body of the City of Portland within 14 days of this mailing per ORS listed above.

**Lot Consolidation Proposal:** The applicant proposes to consolidate Lots 1, 2, 3, 4 and 5 of Burnswick Station Subdivision into one parcel (as shown on the lot consolidation plat survey attached). This lot consolidation will remove the requirements of the prior land division approval which restricts the type of development to be specifically attached housing on current Lots 1-4 and allow multi-family development to occur on the complete site. As part of this replat into one parcel the lot consolidation plat will vacate all private easements (pedestrian, storm, sanitary, gas, access) and public utility easements as shown on Burnswick Station plat and remove conditions of approval of the land division. The vacation of these easements will allow for multi-family development to occur on this new parcel without these encumbrances. New multi-family development will be subject to the code in effect at the time of permit.

#### 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 **33.675.300**, **Lot Consolidation Standards**.

#### ANALYSIS

**Site and Vicinity:** The project site is vacant with limited existing landscaping (shrubs, grass, and trees) and is located on the north side of E. Burnside Street between NE 108<sup>th</sup> Avenue and NE 109<sup>th</sup> Avenue.

The Light Rail lines run along E. Burnside with a transit station six blocks west at NE 102<sup>nd</sup> Avenue. The surrounding area to the south and north is zoned R2-low density multidwelling and then properties along E. Burnside to the west are designated RH-high density multi-dwelling. Single family residential (R5) zoning is to the northeast of the site. Single family residential homes primarily surround this site, with more of the multi-family development occurring along E. Burnside.

**Zoning:** The R2 zone is a low density multi-dwelling zone. This R2 zone allows multi-dwelling residential development up to a maximum density of one unit per 2,000 square feet of site area, and requires a minimum density of one unit per 2,500 square feet of site area.

- The "a" –Alternative Design Density overlay is intended to allow increased density that meets design compatibility requirements. It focuses development on vacant sites, preserves existing housing stock, and encourages new development that is compatible with the surrounding residential neighborhood.
- The "d"-Design 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 East Corridor plan district encourages new housing and mixed use development and expansions of existing development to promote the corridor's growth and light rail transit ridership and to implement the objectives of the City's Pedestrian Districts to enhance the pedestrian experience and access to and from light rail service.

#### Land Use History:

- LUR 98-000747 SU AD: Approval of a minor land division to create eight attached housing lots and one multi-family lot with an approval of an adjustment to the pedestrian path standard. This land division was preliminary approved but never platted.
- LUR 98-01087 SU AD: January 22, 1999 Approval of a minor land division to create five lots; specifically four (4) attached housing lots and one multi-dwelling lot with a concurrent approval of an Adjustment to reduce the minimum width of the required pedestrian path (This requirement is found under Section 33.526.270.C.4 of Portland Zoning Code) for Lots 1 through 4 from 6 feet wide to 3 feet wide. The final plat for this five lot subdivision, known as Burnswick Station was approved by the City on June 25, 1999 and recorded with the Multnomah County on June 29, 1999 (Book 1243 Page 18). This subdivision was subject to the following condition D. "Curb cuts on E. Burnside Road need to provide vehicular access to the site shall be limited to a maximum of one." This lot consolidation will remove this condition.

**Agency and Neighborhood Review:** A Notice of Proposal in your Neighborhood was mailed on May 24, 2017.

- 1. **Agency Review:** Several Bureaus and agencies have responded to this proposal. Please see Exhibits E for details. The following Bureaus have responded with no objections or concerns about the proposal:
  - Bureau of Environmental Services
  - Portland Bureau of Transportation
  - Water Bureau
  - Fire Bureau
  - Site Development Section of BDS
  - Life Safety Section of BDS
  - Urban Forestry of Bureau of Parks

The following utility agencies have responded with no conflict or no issues with the vacating utility easements:

- AT & T (Pivotal Communications, LLC)
- Sprint
- 2. **Neighborhood Review:** No written response was received from the Neighborhood Association. One written response was received from a notified property owner in response to the proposal. The neighbor raised concerns regarding the future multi-

family development which will be occurring at the site with the address of 28 NE 109<sup>th</sup> Avenue, which is a property also owned by National Urban Housing. The future development at 28 NE 109<sup>th</sup> Avenue is not part of this lot consolidation review.

### ZONING CODE APPROVAL CRITERIA

#### LOT CONSOLIDATIONS

#### 33.675.010 Purpose

This chapter states the procedures and regulations for removing lot lines within a site to create one lot. The regulations ensure that lot consolidation does not circumvent other requirements of this Title, and that lots and sites continue to meet conditions of land use approvals. The lot consolidation process described in this chapter is different from (and does not replace) the process used by the county to consolidate lots under one tax account. A tax consolidation does not affect the underlying platted lots. A lot consolidation results in a new plat for the consolidation site.

#### 33.675.050 When These Regulations Apply

A lot consolidation may be used to remove lot lines within a site. The applicant may also choose to remove such lot lines through a land division. A lot consolidation may be required by other provisions of this Title.

#### 33.675.100 Review Procedure

- A. Generally. Lot consolidations are reviewed through Type Ix procedure.
- B. Sites in PUDs or PDs. If any portion of the site is within a Planned Unit Development (PUD) or Planned Development (PD), an amendment to the PUD or PD is also required. The amendment to the PUD or PD must be reviewed concurrently with the lot consolidation.

**Findings:** The site is not involved in any past or proposed Planned Unit Development or Planned Developments. Therefore, the requested lot consolidation review has been reviewed under the Type Ix procedure.

**33.675.300 Approval Criteria.** A lot consolidation will be approved if the review body finds that all of the approval criteria have been met:

- A. Lots. Consolidated lots must meet the standards of Chapters 33.605 through 33.615, with the following exceptions:
  - 1. Lot dimension standards.
    - Minimum lot area. If the area of the entire lot consolidation site is less than that required of new lots, lots in the lot consolidation site are exempt from minimum lot area requirements;
    - b. Maximum lot area. If any of the lots within the lot consolidation site are larger than the maximum lot area allowed, lots in the lot consolidation site are exempt from maximum lot area requirements;
    - c. Minimum lot width. If the width of the entire lot consolidation site is less than that required of new lots, lots in the lot consolidation site are exempt from minimum lot width requirements;
    - d. Minimum front lot line. If the front lot line of the entire lot consolidation site is less than that required of new lots, lots in the lot consolidation site are exempt from minimum front lot line requirements;
    - e. Minimum lot depth. If the depth of the entire lot consolidation site is less than that required of new lots, lots in the lot consolidation site are exempt from minimum lot depth requirements.

**Findings:** The proposed site is in the R2 zone. The proposed consolidated lot meets the lot dimension standards for multi-dwelling development of the R2 zone as shown in the following table (this information is found in Table 612-1 of the Zoning Code):

	R2 Zone	Parcel 1
	Requirement	(after consolidation)
Minimum Lot Area	4,000	21,703 s.f.
Minimum Lot Width	33 feet	125 feet
Minimum Front Lot	30 feet	125 feet
Line		
Minimum Lot Depth	70 feet	172 feet

As noted herein, the proposed consolidated lot meets the applicable standards of Chapters 33.605 through 33.615. This requirement is met.

2. Maximum density. If the consolidation brings the lot consolidation site closer to conformance with maximum density requirements, the consolidation does not have to meet maximum density requirements;

**Findings:** The maximum density of the consolidated lot is (21,706/2,000) = 10 units. The site is vacant at this time. Therefore the maximum density will not be exceeded by consolidating the lots that currently make up this site. This requirement is met.

3. Lots without street frontage. If the lot consolidation consolidates lots that do not have street frontage with a lot that has street frontage, the consolidation does not have to meet minimum density and maximum lot area requirements;

**Findings:** All lots in the lot consolidation site have street frontage, therefore this requirement does not apply.

4. Through lots. If any of the existing lots within the lot consolidation site are through lots with at least one front lot line abutting an arterial street, then the consolidated lot may be a through lot;

**Findings:** The existing lots within the lot consolidation site are not through lots and proposed consolidated Parcel1 will not be a through lot. Therefore this requirement does not apply.

5. Split zoning. If any of the existing lots within the lot consolidation site are in more than one base zone, then the consolidated lot may be in more than one base zone.

**Findings:** This site contains only one zoning designation; therefore the consolidated lot will not have split zoning. This standard does not apply.

- B. Conditions of land division approvals. The lot consolidation must meet one of the following:
  - 1. All conditions of previous land division approvals continue to be met or remain in effect; or
  - 2. The conditions of approval no longer apply to the site, or to development on the site, if the lots are consolidated.

**Findings:** The previous land division approval restricted the development type to be attached housing for four of the lots. The existing easements shown on the recorded Burnswick Station plat restrict the type of development on the site due to the location of the platted easements. Vacating all easements and consolidating lots into one parcel will allow the site to be developed as multi-family development which is allowed in this zone. Condition D "Curb cuts on E. Burnside needed to provide vehicular access to the site shall be limited to a maximum of one." is not necessary since PBOT regulates driveway

curb cuts under Title 17-Section 17.28 and the East Corridor Plan District restricts vehicle access along the light rail alignment. Both of these codes will be reviewed for compliance at the time of building permit application. The conditions of approval of the previous land use decision, LUR 98-01087 SU AD no longer apply. This requirement is met.

**C. Conditions of other land use approvals.** Conditions of other land use approvals continue to apply, and must be met.

**Findings:** The Adjustment approval to the pedestrian connection was associated with the development proposal for the Brunswick Station subdivision approved under LUR 98-01087 SU AD, therefore this requirement is not applicable.

D. **Services.** The lot consolidation does not eliminate the availability of services to the lots, and the consolidated lots are not out of conformance with service bureau requirements for water, sanitary sewage disposal, and stormwater management.

**Findings:** Services are still available to this lot consolidation lot. The Service Bureaus raised no objections or concerns (See Exhibit E's). This requirement is met.

#### 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 applicant proposes to consolidate Lots 1, 2, 3, 4 and 5 of Burnswick Station Subdivision into one parcel and vacate easements associated to this plat.

No City Bureaus raised objection to the proposal. No utility agencies raised issues with vacating all public and private utility easements as part of this lot consolidation plat. This lot consolidation plat will vacate all easements previously recorded as part of Burnswick Station subdivision plat. No conditions of the previous land use decision, LUR 98-01087 SU AD will apply in the future.

As discussed above, the requested lot consolidation has been reviewed and shown to be able to meet all the requirements for lot consolidations as laid out in Section 33.675.300.

#### ADMINISTRATIVE DECISION

Approval to vacate all public utilities, private access, and private storm water drainage, private natural gas, and private pedestrian access easements created by the plat "Burnswick Station" Book 1243 Page 18.

Approval of a Lot Consolidation to consolidate Lots 1, 2, 3, 4 and 5 of Burnswick Station into one parcel, as illustrated by Exhibit C.1, Lot Consolidation Plat signed and dated September 8, 2017. Conditions related to LUR 98-01047 SU AD no longer apply.

Decision rendered by: \_\_\_\_\_\_\_ on September 8, 2017

By authority of the Director of the Bureau of Development Services

Decision mailed September 13, 2017

Staff Planner: Lois Jennings

About this Decision. This land use decision is not a permit for development. THE SIGNED FINAL PLAT MUST BE RECORDED WITH MULTNOMAH COUNTY DEED RECORDS WITHIN 90 DAYS OF THE DATE OF THIS DECISION (By December 13, 2017), OR THIS DECISION WILL BECOME NULL AND VOID. 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 May 2, 2017, and was determined to be complete on May 22, 2017.

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 May 22, 2017

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 requested that the 120-day review period be extended by 30 days and this extension ends on October 19, 2017.

#### 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.

**This decision, and any conditions associated with it, is final.** It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, 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.

The file and all evidence on this case is available for your review by appointment. Please contact the receptionist at 503-823-7967 to schedule an appointment. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at <a href="https://www.portlandonline.com">www.portlandonline.com</a>.

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

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**This decision, and any conditions associated with it, is final.** It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, 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.

The file and all evidence on this case is available for your review by appointment. Please contact the receptionist at 503-823-7967 to schedule an appointment. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at <a href="https://www.portlandonline.com">www.portlandonline.com</a>.

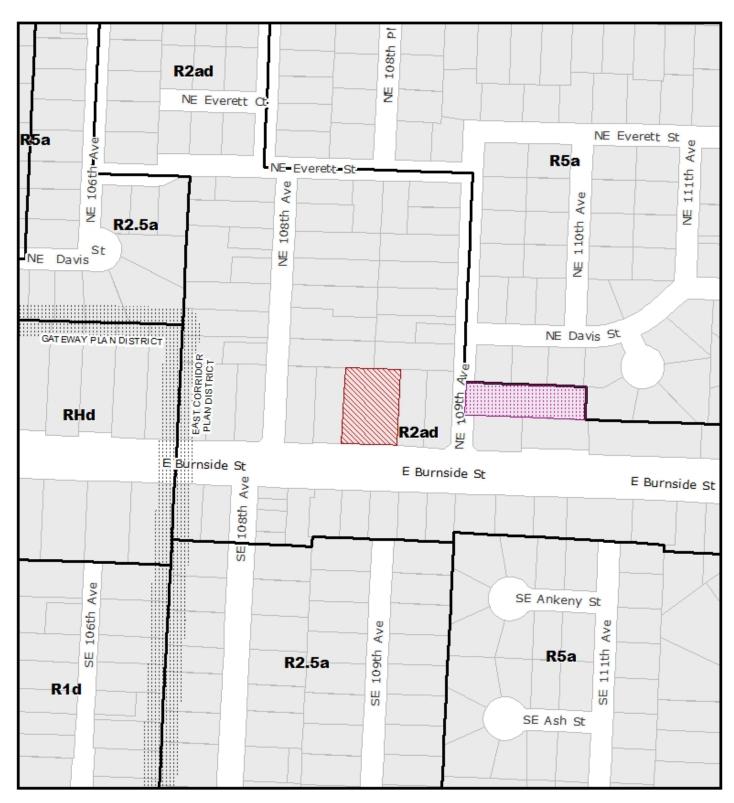
**Recording the Final Plat.** The signed plat must be recorded by the applicant with the County Deed Records within 90 days following approval by the Bureau of Development Services or the approval will be null and void.

#### **EXHIBITS**

#### NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Narrative
  - 2. Burnswick Station Recorded Plat
  - 3. Existing Conditions Topographic Site Map
  - 4. Title Report
  - 5. Request for Extension to 120-day Review Period
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Lot Consolidation Approved Plat (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
  - 3. E-mail & Mailing list for utility agencies
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Bureau of Transportation Engineering and Development Review
  - 3. Water Bureau
  - 4. Fire Bureau
  - 5. Site Development Review Section of BDS
  - 6. Bureau of Parks, Forestry Division
  - 7. Life Safety Section of Bureau of Development Services
  - 8. Sprint Long Distance
  - 9. AT & T-Pivotal Communications, LLC
- F. Correspondence:
  - 1. Sean Monahan and Evan Epstein-May 23, 2017
- G. Other:
  - 1. Original LU Application
  - 2. Copy of LUR 98-001087 SU AD Decision
  - 3. Lot Consolidation Final Plat Status Report
  - 4. E-mail communication with applicant/owner form May 2017-August 2017

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).





PLAN DISTRICT

Site

Also Owned Parcels

File No. LU 17-164682 LC

1/4 Section 3041

Scale 1 inch = 200 feet

State ID 1N2E34CA 8405

Exhibit B May 09, 2017

## LEGEND

- DENOTES FOUND 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COMPASS CHRP", PER "BLIRISMICK STATION", OR FOUND MONUMBAT AS NOTED
- - DENOTES MEASURED DISTANCE

## NARRATIVE

1. CLENT: DAVID CREENIDGE
NATIONAL, URBAIN HOUSING AND ECONOMIC
COMMUNTY DEVELORMENT CORPORATION
5425 NE KILLINGSMORTH,
PORTLAND, OREGON 97218

2. P. PRIOSE, THE RINGS OF THIS SHIPE, TO ESTIME HER REMANDRES OF THIS TRACT OF LAND STONERS IN DIST. TO MATINAL LIBBAH VISINGER AND STONERS OF USERS AND STONERS OF THE MAI STONERS OF STONERS AND STONERS OF THE MAIL THE CORRESPONDED OFFICIALITY, AS LOTS I PRODORS A. SHORMAN STONERS AND AND STONERS AND STONERS AND STONERS OF THE POPULATION STREAM OF A PANING THE WAS DECIDED FOR THE POPULATION.

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PARTITION PLAT NO.

A REPLAT OF LOTS 1 THROUGH 5, "BURNSWICK STATION" LOCATED IN THE S.W. 1/4 SECTION 34, T. 1 N., R. 2 E., W.M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON CITY OF PORTLAND CASE FILE NO. LU 2017-164682 LC

SCALE: 1" = 30"

JULY 6, 2017

Scale: 1" = 30'

30,

SURVEYOR'S CERTIFICATE

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## DECLARATION

# **ACKNOWLEDGMENT**

THIS INSTRUMENT WAS ACRIVONEDOED BEFORE WE ON  $\frac{\partial g}{\partial z}/2B/20D$  , 2017 BY DAND GRENBOR, DESCLINE INBECTOR, NATIONAL USBAN HOUSING ECONOMIC DEVELOPMENT CORPORATION, ON ITS BEHALF COUNTY OF CHECON CLACKANYAS SS

Marci Mulinda Marchant

FOUND 5/8" ROW ROD WITH VELLOW FLASTIC CAP STAMPED "COMPASS CORP." SN 56468 SOUNTEAST COMPLER LOT 5, FUNDWARK STATION" HELD

02 18 2019 un coulesson Express

# **APPROVALS**

MPRIONED THIS 8 DAY OF SECRETABLE R. 2017 OTT OF PORTLAND PLANNING DIRECTOR'S DELEGATE

SEAT EMBER CITY OF PORTLAND, CITY ENGINEER'S DELEGATE APPROVED THIS THE DAY OF

DAY OF APPROVED THIS DAY OF COUNTY SURVEYOR MULTHOMAH COUNTY, DREGON ALL TAKES, FEE, ASSESSAENTS OR OTHER CHARGES AS PROVIDED BY ORS, STOOGS HAVE BEEN PAID. AS OF DIRECTOR, DIMSON OF ASSESSMENT AND TAXATION MALINDAMH COUNTY, ORGON

YTUNGO

STATE OF OPECON
SCINITY OF MULTNOWAH | SS

MULTNOMAH COUNTY RECORDING OFFICE. I DO HEREBY CERTEY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED . 2017, AT PARTITION PLAT NO.

DEPUTY

DOCUMENT NO.

I CERTIFY THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

Compass Land Surveyors 4107 International Way, Suite 705 Milwaukie, Oregon 97222 Phone: 503-653-9093 7704 Part.dwg Survey prepared by:

ONEGON FEBRUARY 6, 2000
JOSEPH C. MAALLISTER 49695

DATE OF SIGNATURE: 8 28 17

EXPRES: 12/31/2018

DENOTES SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS

DENOTES DIMENSION FROM PLAT OF "BURNSINCK STATION"

SQUARE FEET

# PLAT RESTRICTIONS/NOTES

- THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND CASE FILE NO. LU 2017—164682 LC.
  - THIS PLAT VACATES ALL PUBLIC UTILITY, PRIVATE ADOESS, PRIVATE MARINSY, PROVINE STORW WITHOT BOLANGE, PRIVATE MATINAL, GAS, AND FROVATE PERSTREAM, ADOESS LASKENSTOR OFFICIAL PUBLISHMON, STATION, BOOK 1245, PARE 18.

YELLOW PLASTIC CAP STAMPED TOURNESS CORP. SN 56468 MORTHEAST CORNER LOT A BURNEWOK STATION" HELD "BRUNSMCK" S89\*18\*57\*E 125.90\* M&P LOT 7, BLOCK 1 BRUNSMCK FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DON HOLY LS 881" SN 54681 NORTHWEST CORNER LOT 5, "BUIRNSWICK STATION" HELD

LOT 5, BLOCK 1 "BRUNS/MCK" Parcel 1 21,703 50, FT. LOT 2, BLOCK 1 "BRUNSWCK"

INITIAL POINT
SOUTHWEST CORNER LOT
COLOR S/G" ROW ROD
WITH YELLOW PLASTIC
CAP STAWPED "DON
HOLLY IS 99" HELD
SN 54681

NORTH LINE OF TRACT CONVEYED TO STATE OF OREGON BY DEED RECORDED 10/10/84 IN BOOK 1780, PAGE 65 EAST BURNSIDE STREET (ROAD NO. 1273) NORTH LINE OF TRACT CONVEYED TO STATE OF CHECON BY DEED RECORDED 3/11/85 IN BOCK 1809, PACE 889