



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

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

**Date:** December 11, 2017  
**To:** Interested Person  
**From:** JP McNeil, Land Use Services  
503-823-5398 / [Jason.McNeil@Portlandoregon.gov](mailto:Jason.McNeil@Portlandoregon.gov)

## **NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a 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 <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 17-239513 LC**

#### **GENERAL INFORMATION**

**Applicant/Owner:** Trong Do | Lifehack Investment Group, LLC  
6913 SE Knight St | Portland, OR 97206  
(503) 957-2372 | [trong@lifehackig.com](mailto:trong@lifehackig.com)

**Site Address:** 5053 SE RAMONA ST  
**Legal Description:** BLOCK 2 E 1/2 OF LOT 1-3 W 1/2 OF LOT 1-3, ROSEMEAD PK  
**Tax Account No.:** R726300070  
**State ID No.:** 1S2E18CA 04100  
**Quarter Section:** 3635, 3636

**Neighborhood:** Woodstock, contact Terry Griffiths at 503-771-0011.  
**Business District:** Woodstock Community Business Association, contact Ann Sanderson at [anndango@gmail.com](mailto:anndango@gmail.com).  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.  
**Zoning:** R5 – Residential 5,000  
**Case Type:** LC – Lot Consolidation  
**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:** The applicant proposes to consolidate Lot 1 and Lot 2, Block 2, Rosemead Park, into one parcel (see attached map). The result will be the consolidation of a 2,500 square foot lot with a lot that is 2,617 square feet in size into one 5,127-square foot parcel. This Lot Consolidation is a necessary step to complete a proposed Property Line Adjustment (PLA) with the lot to the south of this site (See case file PR 17-239558 PLA). The PLA will be reviewed separately from this Lot Consolidation.

#### **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**.

## FACTS

**Site and Vicinity:** The site is relatively flat and is situated at the corner of SE Ramona Street and SE 51<sup>st</sup> Avenue. SE Ramona Street is fully improved with a sidewalk, planter strip, and curbs; SE 51<sup>st</sup> is only improved with a curb. The site is occupied by a single dwelling unit located on the eastern portion of the site while the western half of the site is yard area. The surrounding area is characterized by single dwelling development.

**Zoning:** The R5 designation is one of the City's single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

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

**Agency and Neighborhood Review:** A Notice of Proposal in your Neighborhood was mailed on October 23, 2017.

1. **Agency Review:** Several Bureaus and agencies have responded to this proposal. Please see Exhibits E for details. The comments are addressed under the appropriate criteria for review of the proposal.

2. **Neighborhood Review:** No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## 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 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.**
    - a. **Minimum lot area. If the area of the entire lot consolidation site is less than that required of new lots, the lot consolidation site is 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, the lot consolidation site is 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, the lot consolidation site is 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, the lot consolidation site is 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, the lot consolidation site is exempt from minimum lot depth requirements.**
- lot consolidation site is less than that required of new lots, the lot consolidation site is exempt from minimum lot depth requirements.**

**Findings:** The proposed site is in the R5 zone. Approval standards 1.a through 1.e are related to the required lot dimensions and creation of a consolidated parcel that will either meet the lot dimension standards of the zone or meet the listed exceptions. The proposed consolidated lot meets the lot dimension standards of the R5 zone as shown in the following table (this information is found in Table 610-2 of the Zoning Code):

	<b>R5 Zone Requirement</b>	<b>Lot 1 (after consolidation)</b>
Minimum Lot Area	3,000 square feet	5,127 square feet
Maximum Lot Area	8,500 square feet	
Minimum Lot Width*	36 feet	51.3 feet
Minimum Front Lot Line	30 feet	51.3 feet
Minimum Lot Depth	50 feet	100 feet

\* Width is measured at the minimum front building setback line

As noted herein, the proposed consolidated lot meets the 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  $(5,000/5,127) = 0.9 = 1$  unit. The site is developed with one single-family dwelling. Therefore, the maximum density will not be exceeded by consolidating the historic lots that currently make up this site.

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:** Both 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 Parcel 1 will not be a through lot. Therefore this standard 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:** There are no previous land division approvals for this site; therefore, this requirement does not apply.

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

**Findings:** There are no previous land use cases for this site; therefore, this requirement does not apply.

**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:** The Service Bureaus have responded with no objections or concerns with this lot consolidation proposal, so 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.

Though compliance with development standards is generally not required for Lot Consolidation applications, approval of this proposal would create a nonconforming situation to the setback of the existing house from the southern property line of Parcel 1. As proposed, that property line runs under the house. Approval of this proposal is contingent on approval of an application for a property line adjustment (PLA) with the property to the south (Lot 3) to rotate and shift that property line, resulting in the existing house on one parcel and a vacant parcel available for development on adjusted Lot 3. A PLA application to that end is under review (PR 17-239558 PLA) but cannot be approved until this application has been approved and recorded. To ensure that the nonconforming situation created by approval of this proposal is rectified, a condition of approval of this application is that the PLA application must be approved and recorded prior to any new development on Lot 3.

## **CONCLUSIONS**

The applicant proposes to consolidate historic Lots 1 & 2 of Block 2, Rosemead Park into one parcel. No City Bureaus raised objection to the proposal. As discussed above, the requested lot consolidation has been reviewed and shown to be able to meet all the required standards for lot consolidations as laid out in Section 33.675.300.

## ADMINISTRATIVE DECISION

Approval of a Lot Consolidation to create one parcel of historic Lots 1 & 2 of Block 2, Rosemead Park into one parcel, as illustrated by Exhibit C.1, signed and dated December 1, 2017, subject to the following condition:

- A. Prior to any building permits being issued for new development on Lot 3, the adjacent property to the south, a PLA application placing the existing house completely on Parcel 1 must be approved and recorded.

Decision rendered by:  on December 7, 2017

By authority of the Director of the Bureau of Development Services

Decision mailed December 11, 2017

Staff Planner: Jason P. McNeil

**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 MARCH 1, 2018, 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.** This application was submitted on September 12, 2017 and determined to be complete on October 13, 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 September 12, 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 did not waive or extend the 120-day review period.

**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 [www.portlandonline.com](http://www.portlandonline.com).

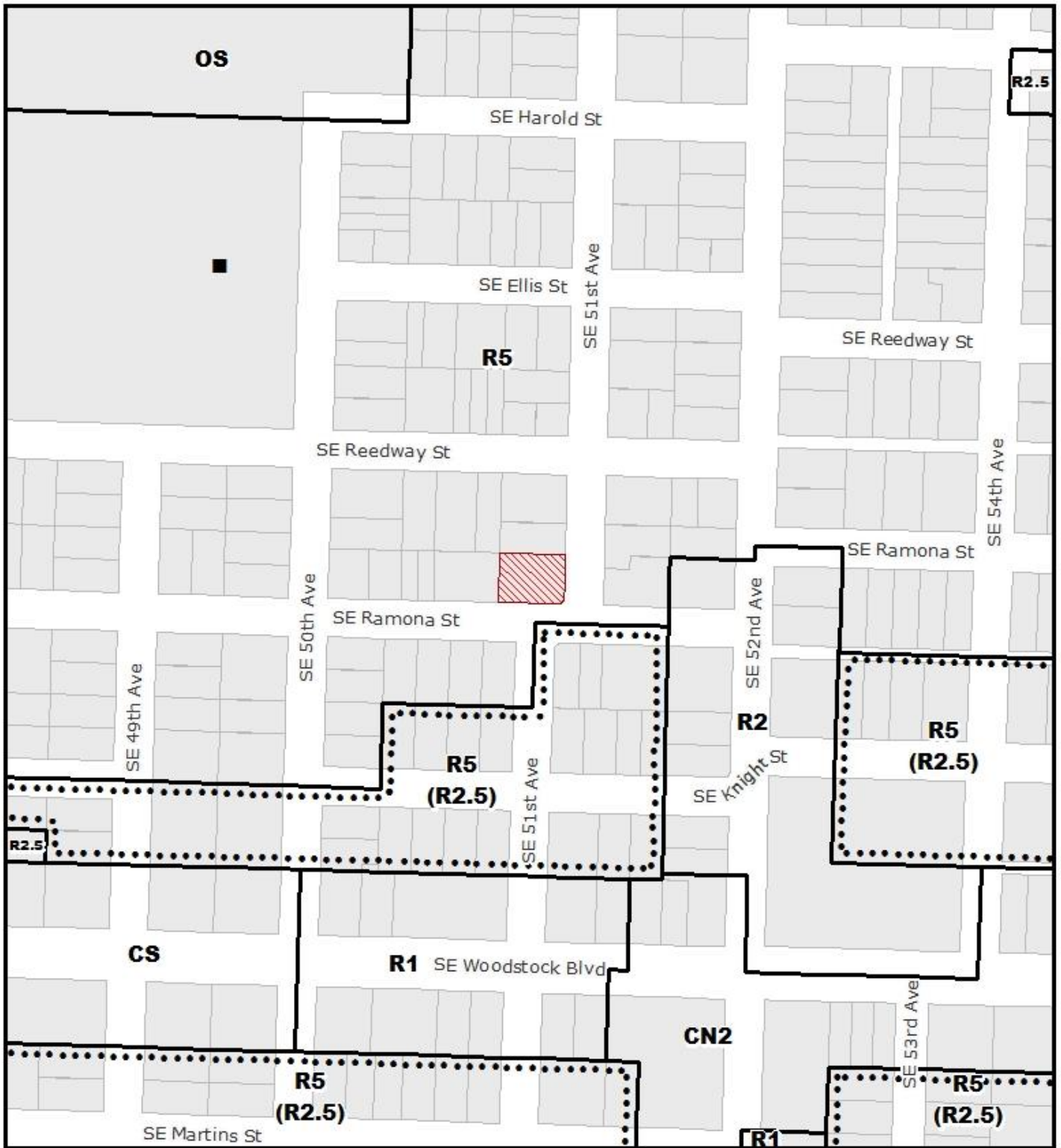
**Recording the Final Plat.** The signed plat must be recorded by the applicant with the County Deed Records within 90 days following approval by the Bureau of Development Services or the approval will be null and void.

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan and Supplemental Survey
  - 2. Approved Plat (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Bureau of Transportation Engineering and Development Review
  - 3. Water Bureau
  - 4. Life Safety Section of BDS
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application
  - 2. Incomplete Letter

**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).**



# ZONING



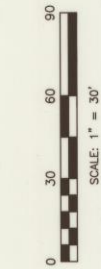
Site



Historic Landmark

File No.	LU 17-239513 LC
1/4 Section	3636
Scale	1 inch = 200 feet
State ID	1S2E18CA 4100
Exhibit	B Sep 18, 2017





# PARTITION PLAT NO.

BEING A RE-PLAT OF  
 LOTS 1 AND 2, BLOCK 2, ROSEMEAD PARK  
 SW 1/4 SECTION 18, T.1S., R.2E., W.M.  
 CITY OF PORTLAND,  
 MULTNOMAH COUNTY, OREGON

**SHEET 1 OF 2**

DATE: OCTOBER 10, 2017

S.E. REEDWAY STREET 60' WIDE  
 FD. 3/4" I.P. ORIGIN UNKNOWN REFERENCED IN S1  
 PER S.N. 8182  
 NORTH, 0.08'  
 50.18' (50.00') S2  
 109.24'

## NARRATIVE

1. THE PURPOSE OF THIS SURVEY WAS TO RE-PLAT LOTS 1 AND 2, BLOCK 2, "ROSEMEAD PARK", A PLAT OF 10 LOTS, 100.00' X 100.00' SQUARE FEET, BEING 60 FEET NORTHERLY OF THE SOUTHERLY LINE OF LOT 1, BLOCK 2, "ROSEMEAD PARK", MULTNOMAH COUNTY, OREGON, AS DESCRIBED IN THE PERSONAL REPRESENTATIVE DEED RECORDED AS DOCUMENT NO. 2017-092052, MULTNOMAH COUNTY DEED RECORDS, INTO A SINGLE PARCEL PER CITY OF PORTLAND CASE FILE NO. LU 17-239513/C.

2. FOR THE BASIS OF BEARINGS 1 HELD MONUMENTS FOUND IN S.E. RAMONA STREET AT THE MID-LINE OF BLOCKS 1 AND 4 OF THE PLAT OF "ROSEMEAD PARK" AS FOUND PER S.N. 58780, MULTNOMAH COUNTY SURVEY RECORDS.

3. 1 HELD THIS BEARING FROM THE 3/4" IRON PIPE NEAR THE SOUTHWEST CORNER OF SAID BLOCK 1, 60 FEET WESTERLY TO ESTABLISH THE WESTERLY RIGHT-OF-WAY LINE OF S.E. 51ST AVENUE AND THE EASTERLY LINE OF THE SUBJECT PROPERTY.

4. THE NORTH LINE OF BLOCK 7 OF "GERMANIA", THE SENIOR PLAT IN THIS BOUNDARY DETERMINATION, WAS DETERMINED HOLDING FOUND 3/4" IRON PIPES ALONG THE SOUTH RIGHT-OF-WAY LINE OF S.E. REEDWAY STREET AS SHOWN. THE SOUTH LINE OF BLOCK 7 WAS SET AT PLAT DISTANCE SOUTHERLY FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. REEDWAY STREET. THIS LINE PROJECTED EASTERLY ALSO ESTABLISHES THE NORTHERLY LINE OF THE SUBJECT PROPERTY.

5. THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. RAMONA STREET WAS HELD TO BE THE SOUTHERLY LINE OF LOT 2 OF BLOCK 2 OF "ROSEMEAD PARK", BEING 60 FEET NORTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. REEDWAY STREET. THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. RAMONA STREET WAS ESTABLISHED HOLDING A FOUND 1/2" IRON PIPE NEAR THE NORTHEAST CORNER OF BLOCK 113 OF THE "AMENDED PLAT OF WOODSTOCK" AND BRASS SCREW MONUMENT 28837 ON A 3-FOOT OFFSET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 4 OF "ROSEMEAD PARK".

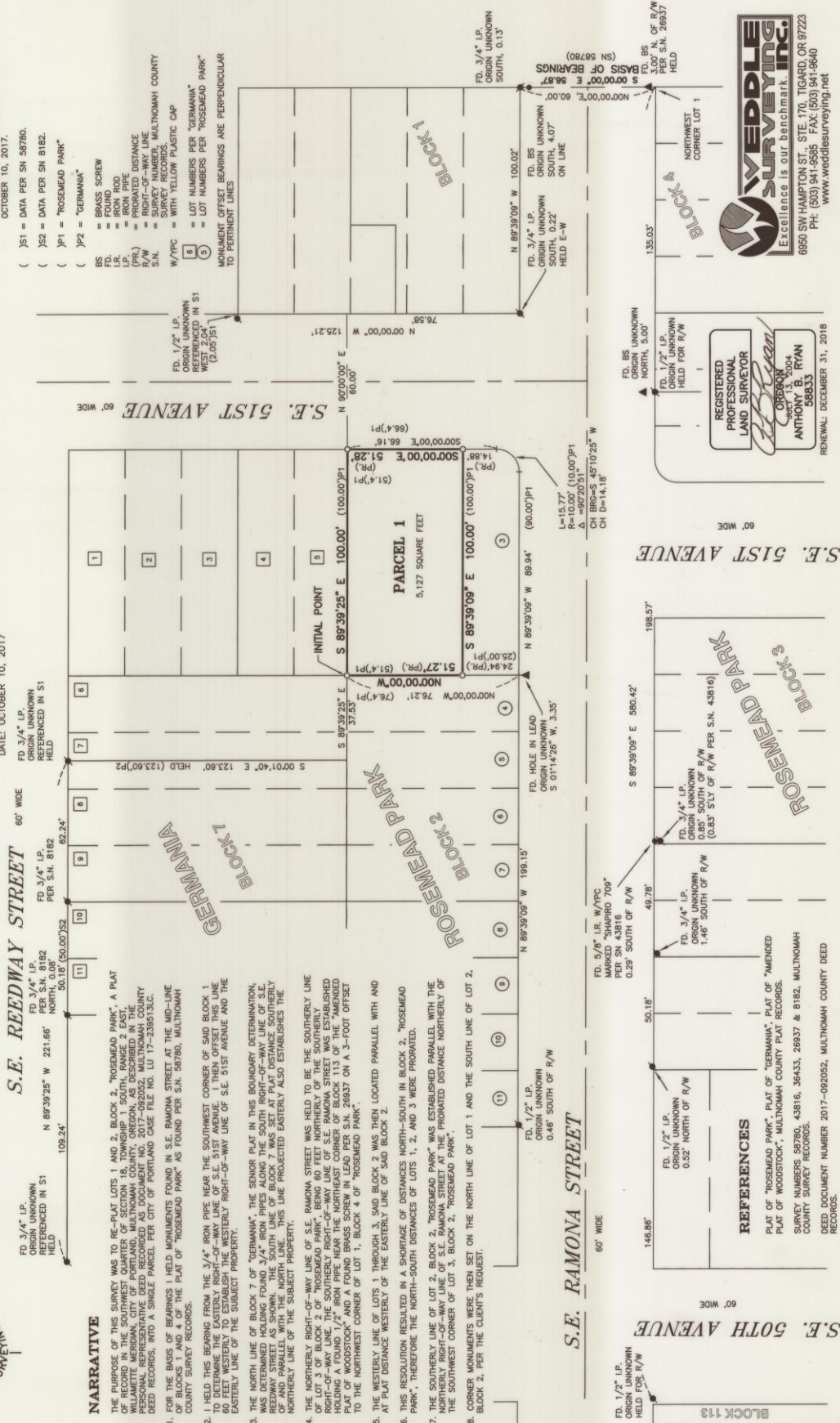
6. THE WESTERLY LINE OF LOTS 1 THROUGH 3, SAID BLOCK 2, WAS THEN LOCATED PARALLEL WITH AND AT PLAT DISTANCE WESTERLY OF THE EASTERLY LINE OF SAID BLOCK 2.

7. THIS RESOLUTION RESULTED IN A SHORTAGE OF DISTANCES NORTH-SOUTH IN BLOCK 2, "ROSEMEAD PARK", THEREFORE THE NORTH-SOUTH DISTANCES OF LOTS 1, 2, AND 3 WERE PROPORTIONED.

8. THE SOUTHERLY LINE OF LOT 2, BLOCK 2, "ROSEMEAD PARK" WAS ESTABLISHED PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. RAMONA STREET AT THE PROPORTIONED DISTANCE NORTHERLY OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 2, "ROSEMEAD PARK".

9. CORNER MONUMENTS WERE THEN SET ON THE NORTH LINE OF LOT 1 AND THE SOUTH LINE OF LOT 2, BLOCK 2, PER THE CLIENT'S REQUEST.

- SURVEY FOR:**  
 LIFEHACK INVESTMENT GROUP
- LEGEND**
- ▲ = FOUND BRASS SCREW OR MONUMENT AS NOTED
  - = FOUND I.P. AS NOTED
  - = FOUND MONUMENT AS NOTED
  - = 5/8" X 30" IRON ROD WITH RED PLASTIC CAP STAMPED "RYAN LS 58833" OR MONUMENT AS NOTED, SET ON OCTOBER 16, 2017.
  - ( ) J51 = DATA PER SN 58780.
  - ( ) J52 = DATA PER SN 8182.
  - ( ) JP1 = "ROSEMEAD PARK"
  - ( ) JP2 = "GERMANIA"
  - BS = BRASS SCREW
  - FD. = FOUND I.P.
  - I.R. = IRON ROD
  - IP. = IRON PIPE
  - PRO. = PROPORTIONED
  - R/W = RIGHT-OF-WAY LINE
  - S.N. = SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
  - W/IPC = WITH YELLOW PLASTIC CAP
  - ① = LOT NUMBERS PER "GERMANIA"
  - ② = LOT NUMBERS PER "ROSEMEAD PARK"
- MONUMENT OFFSET BEARINGS ARE PERPENDICULAR TO PERTINENT LINES



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REGISTERED PROFESSIONAL LAND SURVEYOR  
 ANTHONY B. RYAN  
 58833  
 RENEWAL: DECEMBER 31, 2018



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

BEING A RE-PLAT OF  
**LOTS 1 AND 2, BLOCK 2, ROSEMEAD PARK**  
**SW 1/4 SECTION 18, T.1S., R.2E., W.M.**  
**CITY OF PORTLAND**  
**MULTNOMAH COUNTY, OREGON**

**SHEET 2 OF 2**  
 DATE: OCTOBER 10, 2017

**APPROVALS**  
 APPROVED THIS 15<sup>TH</sup> DAY OF DECEMBER, 2017

BY: [Signature]  
 CITY OF PORTLAND, PLANNING DIRECTOR'S DELEGATE

APPROVED THIS 22<sup>ND</sup> DAY OF NOVEMBER, 2017

BY: [Signature]  
 CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

COUNTY SURVEYOR, MULTNOMAH COUNTY, OREGON

BY: \_\_\_\_\_

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID

AS OF \_\_\_\_\_, 20\_\_\_\_

DIRECTOR, DIVISION OF ASSESSMENT AND TAXATION, MULTNOMAH COUNTY, OREGON.

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

STATE OF OREGON }  
 COUNTY OF MULTNOMAH } S.S.

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ A.M. AS PARTITION PLAT NO. \_\_\_\_\_ COUNTY RECORDING OFFICE.

BY: \_\_\_\_\_ DEPUTY COUNTY CLERK

DOCUMENT NO. \_\_\_\_\_

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS, THAT LIFEWACK INVESTMENT GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY, HAS CAUSED THE PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS DEPICTED ON THE MAP BY ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

BY: [Signature]  
 DUC T. DO, MANAGER  
 LIFEWACK INVESTMENT GROUP, LLC

**ACKNOWLEDGEMENT**

STATE OF OREGON }  
 COUNTY OF Cleatamas } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 8<sup>th</sup>, 2017  
 BY DUC T. DO, MANAGER OF LIFEWACK INVESTMENT GROUP, LLC ON BEHALF OF SAID COMPANY.

NOTARY SIGNATURE  
[Signature]  
 NOTARY PUBLIC - OREGON  
963633  
 COMMISSION NO. \_\_\_\_\_  
 MY COMMISSION EXPIRES June 18, 2021

**SURVEYOR'S CERTIFICATE**

I, ANTHONY B. RYAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED MAP AND DEPICTED ON THE ANNEKED MAP AND DOES HEREBY DECLARE THIS MAP OF THE PARTITION TO BE CORRECT AND HAS CAUSED THE PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS DEPICTED ON THE MAP BY ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND THE MAP OF THE PARTITION PLAT OF "GERMANNA", A SUBDIVISION OF RECORD IN SAID COUNTY, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 9, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. REDWAY STREET, SOUTH 89°39'25" EAST, 62.24 FEET TO A 3/4" IRON PIPE;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00°01'40" EAST, 123.60 FEET; THENCE SOUTH 89°39'25" EAST, 37.63 FEET TO A 5/8" X 3/32" IRON ROD WITH RED PLASTIC CAP MARKED "RYAN LS 58833" SET AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 7, OF THE PLAT OF "GERMANNA", SAID POINT ALSO BEING THE INITIAL POINT AND TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE ALONG THE SOUTH LINE OF SAID LOT 5, SOUTH 89°39'25" EAST, 100.00 FEET TO A 5/8" X 3/32" IRON ROD WITH RED PLASTIC CAP MARKED "RYAN LS 58833" SET AT THE SOUTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.E. 51ST AVENUE, 30.00 FEET FROM CENTERLINE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°00'00" EAST, 51.28 FEET TO A 5/8" X 3/32" IRON ROD WITH RED PLASTIC CAP MARKED "RYAN LS 58833" SET AT THE NORTHEAST CORNER OF LOT 3, BLOCK 2 OF "ROSEMEAD PARK";

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 3, NORTH 89°39'09" WEST, 100.00 FEET TO A 5/8" X 3/32" IRON ROD WITH RED PLASTIC CAP MARKED "RYAN LS 58833" SET AT THE NORTHWEST CORNER THEREOF, BEING ON THE EASTERLY LINE OF LOT 4, SAID BLOCK 2;

THENCE ALONG SAID EASTERLY LINE OF LOT 4, BLOCK 2, NORTH 00°00'00" WEST, 51.27 FEET TO THE INITIAL POINT.  
 CONTAINING THEREIN 5,127 SQUARE FEET, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
 ANTHONY B. RYAN  
 JULY 13, 2004  
 586633

RENEWAL: DECEMBER 31, 2018  
 I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

**NOTES**

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NO. LU 17-239513.

