



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: June 8, 2018
To: Interested Person
From: JP McNeil, Land Use Services
503-823-5398 / 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 17-267971 LC

GENERAL INFORMATION

Applicant: Kevin Partain | Urban Visions
223 NE 56th Ave | Portland, OR 97213
(503) 421-2967 | kevinp@gorge.net

Owner: Fish Construction NW, Inc.
6401 NE 33rd Ave | Portland, OR 97211

Site Address: Lots south of 8525 SE 89th Avenue

Legal Description: Block 1 Lot 22 & the east 25' Of Lot 25, Panama Villa
Tax Account No.: R642000220
State ID No.: 1S2E21CD 02900
Quarter Section: 3839

Neighborhood: Lents, contact Cora Lee Potter, Land Use Chair, at cora.potter@gmail.com

Business District: Eighty-Second Ave of Roses Business Association, Frank Harris at info@82ndave.org
Lents Business Association, contact lentsgrown@gmail.com

District Coalition: East Portland Neighborhood Office, Victor Salinas, 503-823-6694

Plan District: Johnson Creek Basin - South
Zoning: R5a – Residential 5,000 with the 'a' Alternative Design Density Overlay
Case Type: LC – Lot Consolidation
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: This proposal is to consolidate one historically platted lot and a remnant of an adjacent historically platted lot (Panama Villa, Block 1, Lot 22 and the east 25 feet of Lot 25). A similar and concurrent Lot Consolidation is occurring on the site just to south (LU 17-267966 LC). This is being done to facilitate a Property Line Adjustment at the site which would result in the consolidated lots being oriented north-south rather than east-west (PR 18-142229 PLA).

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are **Zoning Code section 33.675.300, Lot Consolidation Approval Criteria.**

FACTS

Site and Vicinity: This vacant site is situated at the southern edge of an oversized block in outer Southeast Portland, across the street from the Clackamas County line. Directly east of the site across SE 89th Avenue is the MAX Light Rail line and Interstate 205. The surrounding neighborhood is largely comprised of single dwelling development. A manufactured home park is located to the south of the site across SE Clatsop Street. Until recently, the site was under the same ownership as the lot with the existing house to the north (8525 SE 89th Avenue). The site presently is comprised of a grassy area to the east and several large trees to the west.

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.

The "a" overlay is intended to allow increased density that meets design compatibility requirements. It fosters owner-occupancy, focuses development on vacant sites, preserves existing housing stock, and encourages new development that is compatible with the surrounding residential neighborhood. This lot consolidation is not using any provisions of the "a" overlay.

The Johnson Creek Basin plan district provides for the safe, orderly, and efficient development of lands which are subject to a number of physical constraints, including significant natural resources, steep and hazardous slopes, flood plains, wetlands, and the lack of streets, sewers, and water services. At certain locations, the density of development is limited by applying special regulations to new land division proposals. In addition, restrictions are placed on all new land uses and activities to reduce stormwater runoff, provide groundwater recharge, reduce erosion, enhance water quality, and retain and enhance native vegetation throughout the plan district. At other locations, development is encouraged and mechanisms are included that provide relief from environmental restrictions.

Land Use History: City records indicate there are previous land use actions for this site that are relevant to this case:

- **PR 17-267961 LC (Lot Confirmation):** Application for a Lot Confirmation to confirm combinations of lots and lot remnants that comprised Tax Account R233240 (which includes this site and the two sites to the north) into the current configuration.
- **LU 17-267966 LC (Lot Consolidation):** Concurrent application with this Lot Consolidation to consolidate the historically platted lot/lot remnant combination on the site immediately to the south (Panama Villa, Block 1, Lot 23 and the east 25 feet of Lot 24).
- **PR 18-142229 LC/PLA:** Application for a Property Line Adjustment (PLA) that is under review. This Lot Consolidation is a necessary step to approval of the Lot Confirmation/PLA application. Once this step is complete, the Lot Confirmation/PLA

proposes to rotate the historically platted lot line within the Lot Consolidation site from an east-west orientation to north-south.

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on January 12, 2018.

1. Agency Review: Several Bureaus and agencies have responded to this proposal. Please see Exhibits E for details. The comments are addressed under the applicable 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 a 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.

Approval Criteria for a Lot Consolidation

33.675.300 Approval Criteria

A lot consolidation must meet the following criteria:

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.**

Findings: The site is in the R5 zone. Approval standard exceptions 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 lot dimensions and the lot dimension standards of the R5 zone (found in Table 610-2 of the Zoning Code) are shown in the following table:

	R5 Zone Requirement	Lot 1 (after consolidation)
Minimum Lot Area	3,000 square feet	2,794 square feet
Maximum Lot Area	8,500 square feet	
Minimum Lot Width*	36 feet	26.3 feet
Minimum Front Lot Line	30 feet	27.9 feet
Minimum Lot Depth	50 feet	105.2 feet

* Width is measured at the minimum front building setback line

The proposed consolidated lot does not meet some of the lot dimension standards of the R5 zone (specifically, the minimum lot size, minimum lot width, and minimum front lot line); however, exceptions 1.a, 1.c, and 1.d exempt the site from those dimension standards since the existing lot consolidation site did not meet those standards.

Minimum and maximum density standards will be met at the time of development.

As noted herein, the proposed consolidated lot meets the applicable standards of Chapters 33.605 through 33.615 or the exceptions noted above. The proposed consolidated lot meets the requirements of A.1.

- 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 2,794-square foot site is currently vacant. The consolidation will increase the lot area, thereby bringing it closer into conformance with the maximum density requirements, which calls for one (1) unit per 5,000 square feet; however, maximum density standards will be met at the time of development.

- 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: The lot consolidation will consolidate a lot remnant that lacks street frontage with a lot that has street frontage. The site will meet maximum lot area requirements after the consolidation and will meet minimum density at the time of development.

- 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 the proposed consolidated Parcel 1 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 the development on the site, if the lots are consolidated.**

Findings: There are no previous land division approvals for this site, therefore these requirements do not apply.

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

Findings: There are no previous land use approvals for this site, therefore this requirements 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 relevant service bureaus have responded with no objections or concerns with this lot consolidation proposal (Exhibits E), therefore 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 historic Lot 23 and the east 25 feet of Lot 24, Block 1, Panama Villa, 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 Lot 22 and the east 25 feet of Lot 25, Block 1, Panama Villa, as illustrated by Exhibit C.3, signed and dated May 31, 2018.

Decision rendered by:  **on May 31, 2018**

By authority of the Director of the Bureau of Development Services

Decision mailed June 8, 2018

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 (JULY 23, 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. The application for this land use review was submitted on November 8, 2017, and was determined to be complete on December 27, 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 November 8, 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 waived the 120-day review period, as stated with Exhibit G.3.

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.

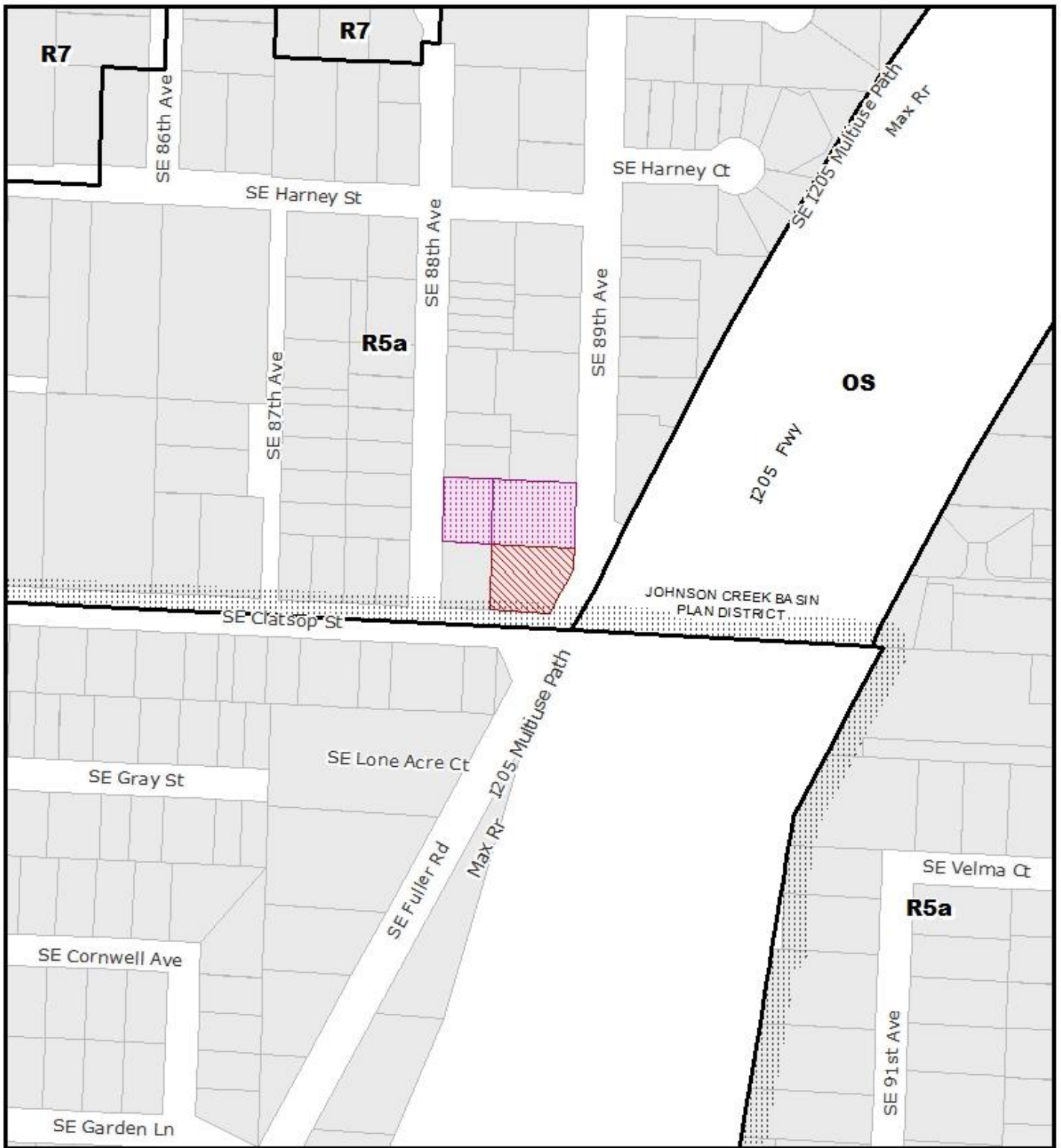
Recording the Final Plat. The signed plat must be recorded by the applicant with the County Deed Records within 90 days following approval by the Bureau of Development Services or the approval will be null and void.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Existing Conditions Survey
 - 2. Lot Consolidation Plat 12/27/17
 - 3. 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
 - a. Original response 3/22/18
 - b. Email indicating approval 5/30/18
 - 4. Urban Forestry
- F. Correspondence: None
- G. Other:
 - 1. Original LU application
 - 2. Incomplete letter
 - 3. 120-Day waiver
 - 4. Original deed

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



THIS SITE LIES WITHIN THE:
 JOHNSON CREEK BASIN PLAN DISTRICT
 SOUTH SUBDISTRICT

-  Site
-  Also Owned Parcels

File No.	LU 17-267966 LC
1/4 Section	3839
Scale	1 inch = 200 feet
State ID	1S2E21CD 2900
Exhibit	B Nov 13, 2017

PARTITION PLAT NO. A REPLAT OF LOT 22 AND THE EAST 25 FEET OF LOT 25, BLOCK 1, PLAT OF "PANAMA VILLA"

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON.
PLANNING CASE FILE NO. LU 17-267971 LC

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN THE FOUND MONUMENT AT POINT "A" AND THE FOUND MONUMENT AT POINT "B", PER THE PLAT OF "PANAMA VILLA", BEARING BEING S 88°50'11" E, FOR A DISTANCE OF 2676.74' (2676.85' SZ). DISTANCES ARE GROUND MEASURED.



LEGEND

- = DENOTES FOUND MONUMENT AS NOTED.
- = DENOTES A 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED, S.W.L.S. INC. 503-665-7777, FOUND PER SN 62855
- BC = BRASS DISK
- BK = BOOK
- BT = BEARING TREE
- I.R. = IRON ROD
- I.P. = IRON PIPE
- U.O. = UNKNOWN ORIGIN
- PC = PAGE
- R.O.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- SN = SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
- () = RECORD INFORMATION AS REFERENCED
- = PLATTED LOT LINE

REFERENCE SURVEYS

- MULTNOMAH COUNTY SURVEY RECORDS
- S1 = SN 63895
- S2 = SN 58200
- S3 = BT BOOK G, PAGE 779
- S4 = BT BOOK H, PAGE 411.
- S5 = SN 65034

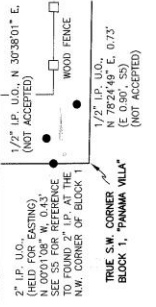
REFERENCE PLATS

MULTNOMAH COUNTY PLAT RECORDS
P1 = PLAT OF "PANAMA VILLA", BOOK 563, PAGES 43 AND 44

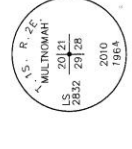
REFERENCE DEEDS

- MULTNOMAH COUNTY DEED RECORDS
- D1 = DEED BOOK 2056, PAGE 451, DATED 10 APRIL 1961
- D2 = DOCUMENT NUMBER 2017-034323
- D3 = DOCUMENT NUMBER 2013-008943

DETAIL "A" SCALE: 1" = 1'



POINT A
S.W. CORNER SECTION 21
S.W. CORNER (H.E.L.D.)
PER BT BOOK H, PAGE 411
1812.98'



JOB NUMBER: 2017-240	SCALE: 1" = 20'	DRAWN: K.D.C.	REVISION: 20	REVISION:
REVIEWED: G.D.S.	REVISION: G.D.S.	REVIEW DATE: 12/18/2017	REVISION: 12/18/2017	REVISION:
SHEET: 1 OF 2	SURVEY DATE: 11/22/2017	REVISION:		

STATEWIDE LAND SURVEYING INC.



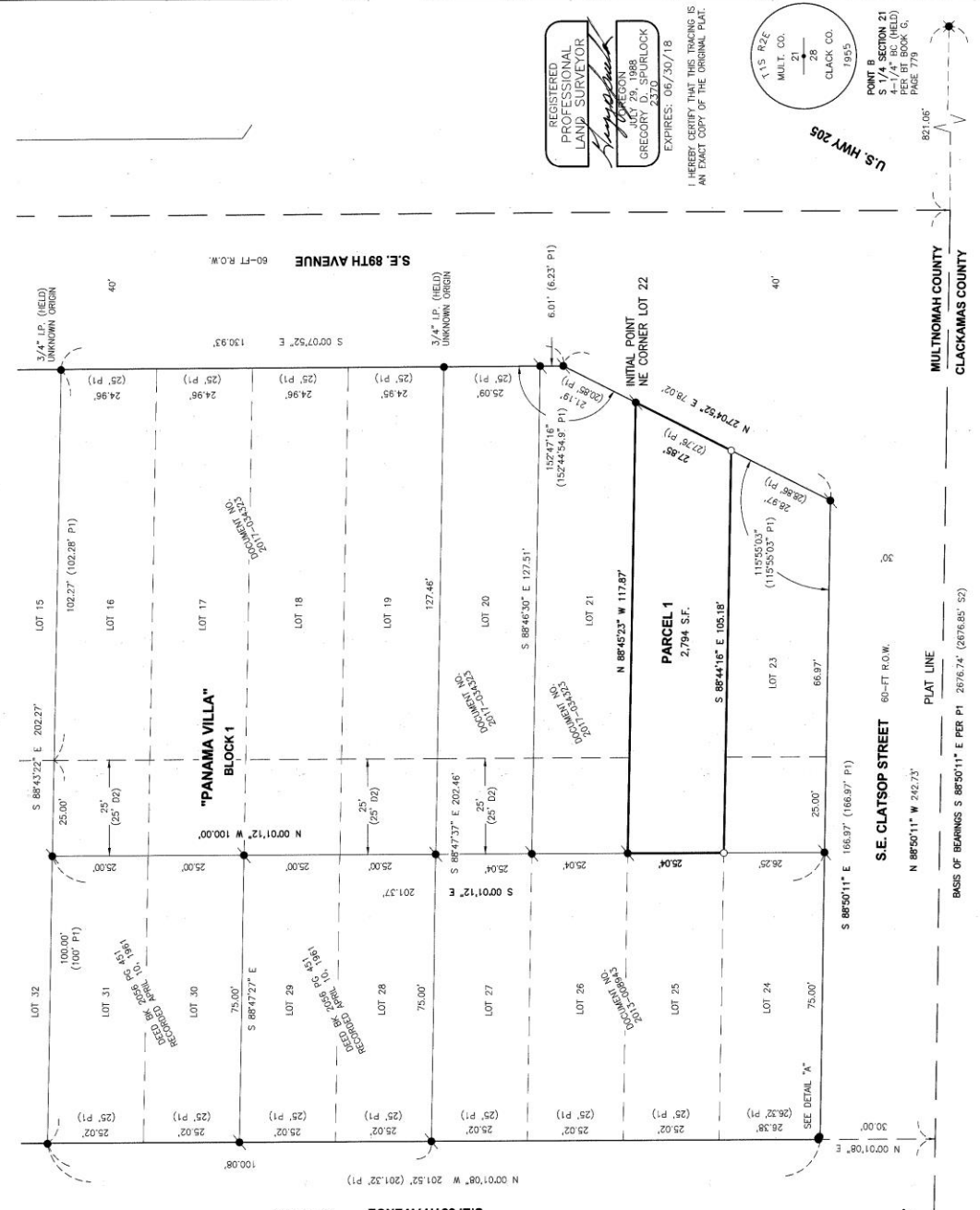
43 NW AVE. GRESHAM, OR 97030
EMAIL: SURVEY@STATEWIDESURVEYING.COM
TEL: 503-665-7777 F: 503-665-7988
WEB: WWW.STATEWIDESURVEYING.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF OREGON
JULY 29, 1988
GREGORY J. GREGORY
EXPIRES: 06/30/18

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.



POINT B
S 1/4 SECTION 21
MULTNOMAH COUNTY
PER BT BOOK G,
PAGE 779



MULTNOMAH COUNTY
CLACKAMAS COUNTY

PLAT LINE
BASIS OF BEARINGS S 88°50'11" E PER P1 2676.74' (2676.85' SZ)

U.S. HWY 205
821.06'

PARTITION PLAT NO.
A REPLAT OF LOT 22 AND THE EAST 25 FEET OF LOT 25,
BLOCK 1, PLAT OF "PANAMA VILLA"

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON.
 PLANNING CASE FILE NO. LU 17-267971 LC

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT FISH CONSTRUCTION N.W. INC. HAS CAUSED TO BE PREPARED AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND DOES HEREBY MAKE, ESTABLISH, AND DECLARE THE ANNEXED PARTITION PLAT TO BE TRUE AND CORRECT, AND THAT THE ANNEXED PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS SHOWN ON THE ANNEXED MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVENUE STATUTES.

Jeffrey Paul Frya
 JEFFREY PAUL FRYA, PRESIDENT OF FISH CONSTRUCTION N.W. INC.

ACKNOWLEDGMENTS

STATE OREGON } SS
 COUNTY OF MULTNOMAH }
 I, April, DAY OF April, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR STATE OF OREGON, PERSONALLY APPEARED BEFORE ME, AND KNOWN TO ME TO BE THE PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT HE DOES HEREBY ACKNOWLEDGE THAT HIS SIGNATURE AFFIXED THERETO IS OF HIS OWN FREE ACT AND DEED.

Albee M. Hayden
 Albee M. Hayden
 NOTARY PUBLIC
 MY COMMISSION NO. 926807
 MY COMMISSION EXPIRES: March 16, 2019

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 22 TOGETHER WITH THE EAST 25 FEET OF LOT 25, BLOCK 1 OF THE PLAT OF PANAMA VILLA, RECORDED IN BOOK 583, AT PAGES 43-44, MULTNOMAH COUNTY PLAT RECORDS, AS PARCEL 1 PER THE CITY OF PORTLAND LOT CONSOLIDATION LU 17-267971 LC.

BASIS OF BEARING AND BOUNDARY DETERMINATION IS PER SN 65895, MULTNOMAH COUNTY PLAT RECORDS, AND THE SURVEY WAS MADE AND ESTABLISHED USING THE PROPORTIONS AS SHOWN ON SAID RECORD OF SURVEY SN 65895.

SURVEYOR'S CERTIFICATE

I, GREGORY D. SPURLOCK, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE SURVEY AND THE MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP. SAID LAND BEING DESCRIBED AS FOLLOWS:

LOT 22 AND THE EAST 25 FEET OF LOT 25, BLOCK 1, OF THE PLAT OF "PANAMA VILLA", RECORDED IN MULTNOMAH COUNTY PLAT RECORDS, AS PARCEL 1 PER THE CITY OF PORTLAND LOT CONSOLIDATION LU 17-267971 LC, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NATURAL POINT A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "S.W.L.S. INC. 503-668-7777" FOUND AT THE NORTHEAST CORNER OF LOT 22, BLOCK 1 OF "PANAMA VILLA", A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S.E. 1/4 SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE WESTERLY BOUNDARY OF WAY LINE OF S.E. 1/4 SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE WEST LINE OF SAID LOT 25, 25.00 FEET OF LOT 25, BEING PARALLEL WITH THE WESTERLY LINE OF SAID LOT 22, SOUTH 00°01'12" EAST FOR A DISTANCE OF 25.04 FEET TO A POINT BEING THE SOUTH LINE OF SAID LOT 22, MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "S.W.L.S. INC. 503-668-7777";

THENCE ALONG THE WEST LINE OF SAID LOT 25, 25.00 FEET OF LOT 25, BEING PARALLEL WITH THE WESTERLY LINE OF SAID LOT 22, SOUTH 00°01'12" EAST FOR A DISTANCE OF 25.04 FEET TO A POINT BEING THE SOUTH LINE OF SAID LOT 22, MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "S.W.L.S. INC. 503-668-7777";

THENCE ALONG THE SOUTH LINE OF SAID LOTS 25 AND 22, SOUTH 88°44'16" EAST FOR A DISTANCE OF 105.18 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22, BEING A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 22, MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "S.W.L.S. INC. 503-668-7777";

THENCE, DEPARTING THE SOUTH LINE OF SAID LOT 22, AND ALONG THE EAST LINE THEREOF AND SAID WESTERLY RIGHT OF WAY A DISTANCE OF 25.85 FEET TO THE POINT OF BEGINNING DESCRIBED LANDS CONTAINING 2,784 SQUARE FEET, MORE OR LESS.

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 & TAXATION, MULTNOMAH COUNTY, OREGON

BY: _____

STATE OF OREGON } SS
 COUNTY OF MULTNOMAH }

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED _____, 20____ AT _____ M O'CLOCK AS PARTITION PLAT NO. _____ MULTNOMAH COUNTY RECORDING OFFICE

BY: _____ DEPUTY
 DOCUMENT NO. _____

NOTES

1) THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NUMBER LU 17-267971 LC.

CITY OF PORTLAND APPROVALS

CITY OF PORTLAND LAND DIVISION CASE FILE NUMBER LU 17-267971 LC
 APPROVED THIS _____ DAY OF _____, 2018
 CITY OF PORTLAND PLANNING DIRECTOR'S DELEGATE
 BY: *Gregory D. Spurlock*
 APPROVED THIS 12th DAY OF April, 2018
 BY: *Jeffrey Paul Frya*
 CITY OF PORTLAND CITY ENGINEER'S DELEGATE

MULTNOMAH COUNTY APPROVALS

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 & TAXATION, MULTNOMAH COUNTY, OREGON

BY: _____

STATE OF OREGON } SS
 COUNTY OF MULTNOMAH }

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED _____, 20____ AT _____ M O'CLOCK AS PARTITION PLAT NO. _____ MULTNOMAH COUNTY RECORDING OFFICE

BY: _____ DEPUTY
 DOCUMENT NO. _____



I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT.

JOB NUMBER: 2017-240	SCALE:	REVISION:
DRAWN: K.D.C.	REVISION DATE: 12/16/2017	REVISION:
REVIEWED: G.D.S.	REVISION DATE: 12/18/2017	REVISION:
SHEET: 2 OF 2	SURVEY DATE:	REVISION:

STATEWIDE LAND SURVEYING INC.
 CLIENT: FISH CONSTRUCTION NW
 WEB: WWW.STATEWIDESURVEYING.COM
 EMAIL: SURVEY@STATEWIDESURVEYING.COM
 43 NW AVA AVE. GRESHAM, OR 97030
 F 503-665-7777 F 503-665-7988

