



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

Chloe Eudaly, Commissioner  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** August 27, 2018  
**To:** Interested Person  
**From:** Lois Jennings, Land Use Services  
503-823-2877 or [lois.jennings@portlandoregon.gov](mailto:lois.jennings@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 18-165731 LC**

#### **GENERAL INFORMATION**

**Applicant/Owner:** Dennis C Thompson  
9295 SW Electric St. | Tigard, OR 97223-6108

**Representative:** Belinda Holcombe | Dennis Thompson DBA Kiss Car Wash  
9295 SW Electric St | Tigard OR 97223-6108  
503-620-2184 or [kisscarwash@comcast.net](mailto:kisscarwash@comcast.net)

**Site Address:** 1909 W. Burnside Street and 1933 W. Burnside Street

**Legal Description:** BLOCK 277&278 TL 8000, COUCHS ADD; BLOCK 277&278 TL 7300 LAND ONLY SEE R141210 (R180227421) FOR IMPS, COUCHS ADD; BLOCK 277&278 TL 7300 IMPS ONLY SEE R141209 (R180227420) FOR LAND, COUCHS ADD

**Tax Account No.:** R180227370, R180227420, R180227421  
**State ID No.:** 1N1E33DB 08000, 1N1E33DB 07300, 1N1E33DB 07300A1  
**Quarter Section:** 3028

**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.  
**Business District:** Nob Hill, contact Nob Hill at [nobhillportland@gmail.com](mailto:nobhillportland@gmail.com).  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City Plan District - Goose Hollow Subdistrict

**Zoning:** CX-Central Commercial with a "d"-Design overlay  
**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 7, Block 277 of Couch Addition with Lots 2 & 4, Block 278 of Couch Addition into one parcel and consolidate Lot 6, Block 277 and Lot 5, Block 278 of Couch Addition with a legal lot of record into one parcel, with a result of two lots (parcels) as shown on the lot consolidation plat survey (attached). There are no changes to the existing development as part of this proposal. It was determined through deed history that the true legal lot lines for this property did not reflect boundary lot lines as shown on the Multnomah County Tax Assessor's map.

The lot consolidation is in preparation for a property line adjustment, under application file #2018-100813 PR, on this site between the newly consolidated lots. The property line adjustment will move the line from under the building. The result of the property line adjustment will be a lot configuration which reflects what currently is shown on Multnomah County Tax Assessor's map. The property line adjustment is not part of this review but is mentioned in this proposal to provide more understanding of why the lot consolidation is occurring in association to these two properties.

**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 Approval Criteria.**

## ANALYSIS

**Site and Vicinity:** This site has three street frontages; W Burnside Street and NW Trinity Place and NW 19<sup>th</sup> Avenue. The site is developed with an existing Chipotle's restaurant building in the southwest corner with a surface parking lot area on the remainder of the site. The eastern portion of the site is developed with a carwash facility. Vehicle access is shared between the two properties.

North of the site consists of residential apartment building and a surface parking lot, and to the west and south of sites is a mixture of buildings that consist of commercial and multi-family residential development. McDonalds restaurant and residential development are directly east of the site.

**Zoning:** The CX-Central Commercial zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together.

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 Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Goose Hollow Subdistrict of this plan district.

**Land Use History:** City records indicate that prior land use reviews include the following:

- CU 029-72: Conditional use approval for a service station and a car wash facility with the associated Ordinance 135016 (PC 6075) which gave approval of a zone change from AOP to M3 for the south 20 ft. of Lot 5, Block 277, Couch's Addition. In conjunction with DZ 16-72 which gave design review approval for a car wash with a retail gasoline service station. (Note today, 2018, there is not retail gasoline service station)

- LUR 98-00872 DZ: Design review approval for the location of seven (7) coin operated vacuums for the carwash facility.
- LUR 01-00320 DZ: Design review approval for new sign areas on an existing monument sign base for carwash site.
- LU 04-022228 DZ – Design review approval for the renovation of the existing restaurant building, including the replacement of the overhanging "roof" structure with a wall incorporating inset panels, 2 new wall signs of 39 sf each, new lights, canopies,
- LU 15-250369 DZ: Design review approval for exterior alterations to the existing restaurant.

**Agency and Neighborhood Review:** A Notice of Proposal in your Neighborhood was mailed on May 23, 2018.

1. **Agency Review:** Several Bureaus and agencies have responded to this proposal. Majority of the Service Bureaus have no concerns or issues with this lot consolidation proposal (see Exhibit E for specifics). Bureau of Environmental Services, Water Bureau and Life Safety Section of BDS 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 combine into one to three lots. The regulations ensure that the 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 counties to consolidate lots under one tax account. A tax account 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 perimeter of consolidated lots must follow existing lot lines. Lot lines cannot be created or moved through this process. 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.

### Approval Standards for a Lot Consolidation

#### 33.675.300 Approval Criteria

A lot consolidation will be approved if the review body finds that the applicant has shown that all the approval criteria have been met:

- A. **Lots. Consolidated lots must meet the standards of Chapters 33.605 through 33.615.**

**Findings:** The proposed site is in the CX zone. In Commercial zones, there is a minimum front lot line standard which is at least 10 feet long (33.613.100). Otherwise, there are no minimum lot area, width or depth standards. Lots must be of a size, shape, and orientation that is appropriate for the location and for the type of development and use that is contemplated (33.613.200).

Each consolidated parcel exceeds the minimum front lot line standard and has existing commercial development. The property line adjustment application, 2018-100813 PR will relocate the line from underneath the restaurant building to be in compliance with the Building Code (see discussion under Technical).

As noted herein, the proposed consolidated lots (Parcel 1 and Parcel 2) meet the lot size standards of 33.613 for a Commercial zone.

- 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:** There is no minimum or maximum residential density in the CX zone, therefore this requirement does not apply.

- 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 lots, Parcel 1 and Parcel 2, will not be through lots. 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 requirement 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:** The conditions of previous land use decisions were shown to be met at the time submittal of the permits for the development proposed during the land use review. This requirement is met.

**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 reviewed this proposal and the associated property line adjustment application, 18-100813 PR and provide the following comments:

**WATER**

*Water Bureau (Exhibit E.3):* Water is available from the 6-inch main in NW Trinity Place and 10-inch mains in NW 19<sup>th</sup> Avenue and W. Burnside Street. Water Bureau has reviewed the proposal and water availability does not change for either parcel. Water Bureau has no issues with this lot consolidation proposal.

**SANITARY SERVICE AND STORMWATER MANAGEMENT**

*Bureau of Environmental Services(BES) (Exhibit E.1):* Based on the submitted proposal, it appears that the lots may move out of conformance with sanitary sewer and stormwater management requirements. However, BES has reviewed and recommended approval of the concurrent Property Line Adjustment (PLA) case file #18-100813 PR, which will bring these issues back into conformance with BES requirements for sanitary sewer and stormwater management. Therefore, BES does not object to this proposed lot consolidation, with the condition on the finalization of the property line adjustment reviewed under PR 18-100813.

With the recommended condition of approval, the applicant must complete the Property Line Adjustment under case file# 18-100813 PR, which will ensure that the property will remain in conformance with BES sanitary sewer and stormwater management standards. BES does not object to approval of the lot consolidation application.

The other relevant service bureaus have responded with no objections or no concerns with this lot consolidation proposal (See Service Bureau comments under Exhibit E). Therefore, with the condition noted above, the service bureau requirement is met.

**DEVELOPMENT STANDARDS**

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards 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.

**OTHER TECHNICAL REQUIREMENTS**

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this lot consolidation proposal.

<b>Bureau</b>	<b>Code Authority and Topic</b>
Development Services/503-823-7300 <a href="http://www.portlandonline.com/bds">www.portlandonline.com/bds</a>	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 <a href="http://www.portlandonline.com/bes">www.portlandonline.com/bes</a>	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 <a href="http://www.portlandonline.com/fire">www.portlandonline.com/fire</a>	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 <a href="http://www.portlandonline.com/transportation">www.portlandonline.com/transportation</a>	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489	Title 11 –Trees

<a href="http://www.portlandonline.com/parks">www.portlandonline.com/parks</a>	
Water Bureau/503-823-7404 <a href="http://www.portlandonline.com/water">www.portlandonline.com/water</a>	Title 21 – Water availability

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

The lot consolidation plat currently shows a solid line being placed through the existing restaurant building. The following Life Safety comments are based on the 2014 Oregon Structural Specialty Code (OSSC), or the 2014 Oregon Mechanical Specialty Code (OMSC), henceforward referred to as the Building Code:

Life Safety Plan Review does not object to the approval of this proposal. This approval is conditional on the finalization of the property line adjustment approved through 18-100813 PR. If 18-100813-PR is not finalized, a Covenant Not to Sell the Properties Separately must be established for this project (Exhibit E.7).

## CONCLUSIONS

The applicant proposes to consolidate Lot 7, Block 277 of Couch Addition with Lots 2 & 4, Block 278 of Couch Addition into one parcel and consolidate Lot 6, Block 277 and Lot 5, Block 278 of Couch Addition with a legal lot of record into one parcel, with a result of two lots (parcels) as shown on the lot consolidation plat survey. The lot consolidation is required to be able to complete the related property line adjustment (18-100813 PR).

The lot consolidation will create a solid line through an existing restaurant building, temporarily, until the line is relocated through the property line adjustment. The property line adjustment is required to be completed and recorded to remain in compliance with building code requirements and service requirements for the Bureau of Environmental Services. To ensure that the property line adjustment is completed by the owners of the property as a condition will be applied as follows: Prior to any building permits (unrelated to approval of the PLA) being issued on the site, the property line adjustment must be completed or a covenant not to sell the properties must be signed and recorded for the site.

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

## ADMINISTRATIVE DECISION

Approval of a Lot Consolidation to create two parcels from legal lots of records and platted lots, as illustrated by Exhibit C.1, signed and dated August 24, 2018. This approval is subject to the following condition:

- A. Prior to any building permits (unrelated to PLA) being issued on this property, one of the following must be completed:
  - 1) The property line adjustment application must be completed and recorded.
  - 2) A Covenant Not to Sell the Properties Separately must be established for this property (the complete site).

Decision rendered by: S. Beckman on August 23, 2018  
By authority of the Director of the Bureau of Development Services

**Decision mailed August 27, 2018**

**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 November 25, 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 May 14, 2018, and was determined to be complete on May 21, 2018

*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 14, 2018.

*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. The 120-day period will end on **September 18, 2018.**

**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.

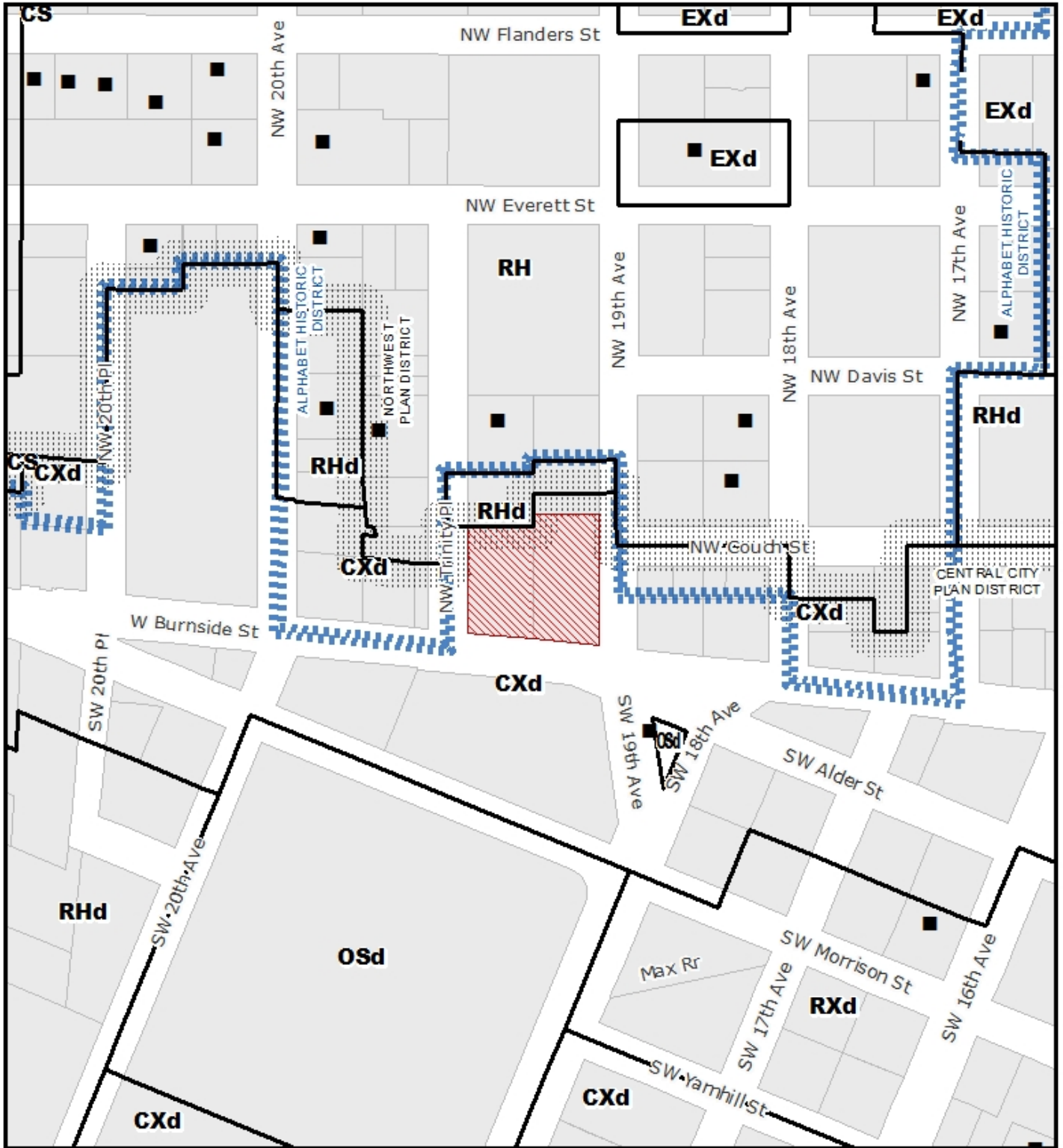
**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Narrative
  - 2. Deed History
  - 3. Deed Description Map by surveyor
  - 4. Subdivision Plat Map
  - 5. Tax Assessors Map
  - 6. Existing Conditions overlaid on deed description map
  - 7. Supplemental map with existing development
  - 8. Lot Consolidation Survey map
  - 9. Title report
  - 10. Legal descriptions
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. 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. Fire Bureau
  - 5. Site Development Review Section of BDS
  - 6. Bureau of Parks, Forestry Division
  - 7. Life Safety
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application
  - 2. Land Use History
  - 3. Lot Consolidation Final Plat Status report

**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

NORTH

THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 GOOSE HOLLOW SUBDISTRICT

-  Site
-  Historic Landmark

File No.	LU 18-165731 LC
1/4 Section	3028
Scale	1 inch = 200 feet
State ID	1N1E33DB 7300
Exhibit	B May 16, 2018

PARTITION PLAT NO.

# PARTITION PLAT

A REPLAT OF LOTS 6 AND 7 IN BLOCK 277 AND LOTS 2, 4, 5 AND THE UNIDENTIFIED REMNANT LOT IN BLOCK 278, SUBDIVISION OF BLOCKS 276, 277 AND 278, COUCHS ADDITION TO THE CITY OF PORTLAND, SITUATED IN THE NORTH-WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

PREPARED FOR DENNIS C. THOMPSON  
SUMMIT LAND SURVEYORS, JOB NO. 289-001  
DATE: AUGUST 9, 2018

CITY OF PORTLAND CASE FILE NO. LU 2018-165731 LC  
SHEET 1 OF 2

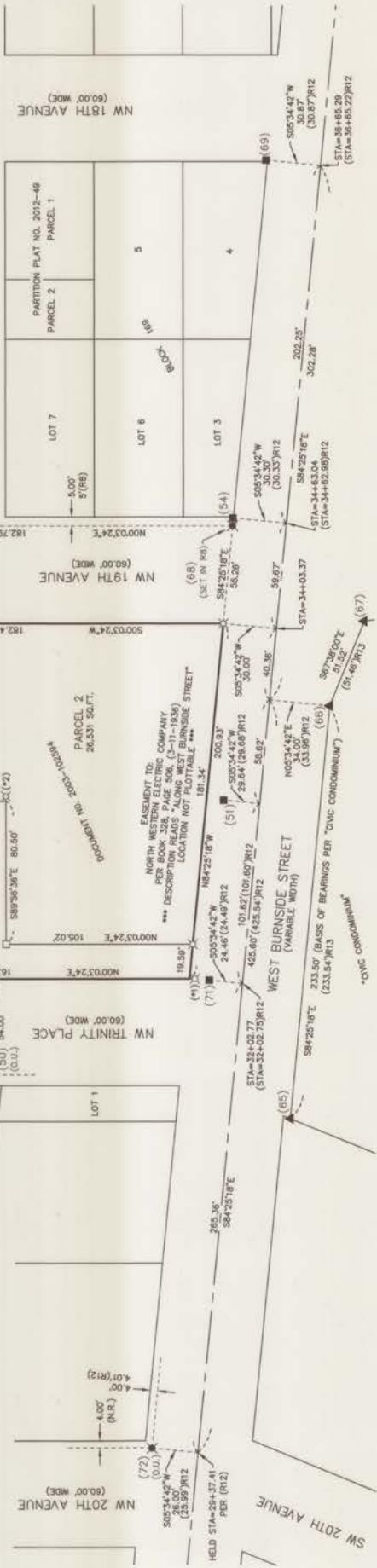
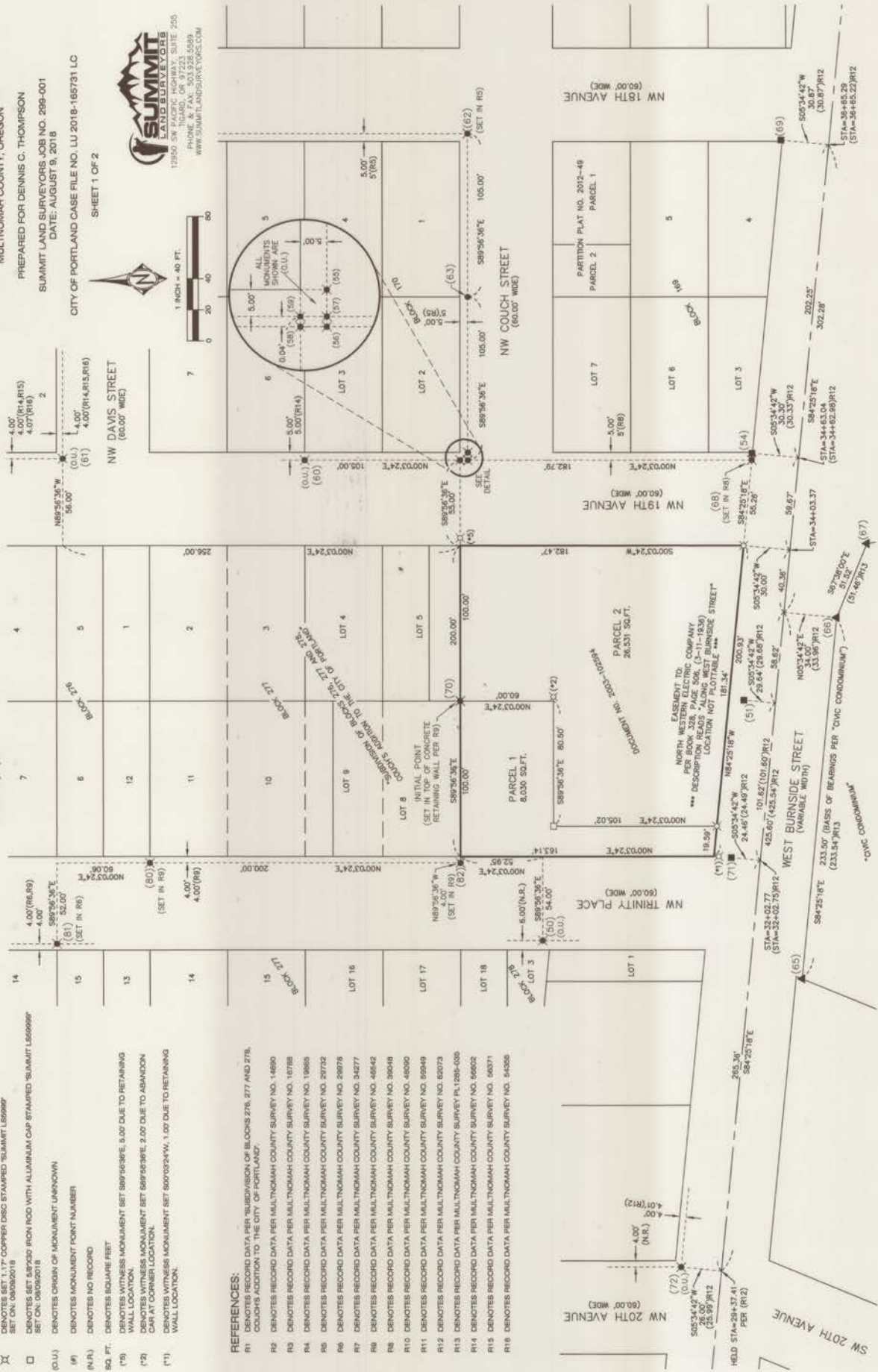


REGISTERED PROFESSIONAL LAND SURVEYOR  
JOHN R. WADE  
P.L.S. 59989  
OREGON  
FEBRUARY 08, 2000  
JOE 59399 W.S.D.  
EXP. DATE: 06/30/20

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT.  
JOHN R. WADE

- LEGEND:**
- DENOTES FOUND BRASS NAIL WITH 3/4" BRASS WASHER STAMPED STUDIES
  - DENOTES SET IN SURVEY SPAN, MULTNOMAH COUNTY SURVEY RECORDS
  - ▲ DENOTES FOUND BRASS NAIL WITH 3/4" BRASS WASHER STAMPED STUDIES
  - DENOTES FOUND BRASS SCREW
  - DENOTES FOUND 1" BRASS DISK STAMPED "BLUEDOT GROUP" SET IN SURVEY NO. 60073
  - ⊗ DENOTES SET 1.17" COPPER DISC STAMPED "SUMMIT LS5999"
  - DENOTES SET 1/8" IRON ROD WITH ALUMINUM CAP STAMPED "SUMMIT LS5999"
  - DENOTES SET 1/8" IRON ROD WITH ALUMINUM CAP STAMPED "SUMMIT LS5999"
  - DENOTES ORIGIN OF MONUMENT UNKNOWN
  - (O.U.) DENOTES MONUMENT POINT NUMBER
  - (N.R.) DENOTES NO RECORD
  - 90. FT. DENOTES SQUARE FEET
  - (\*) DENOTES WITNESS MONUMENT SET 889'66.36"E, 5.00' DUE TO RETAINING WALL LOCATION.
  - (\*) DENOTES WITNESS MONUMENT SET 889'66.36"E, 2.00' DUE TO ABANDON CHAIN CORNER LOCATION.
  - (\*) DENOTES WITNESS MONUMENT SET 900'02.24"W, 1.00' DUE TO RETAINING WALL LOCATION.

- REFERENCES:**
- R1 DENOTES RECORD DATA PER SUBDIVISION OF BLOCKS 276, 277 AND 278, COUCHS ADDITION TO THE CITY OF PORTLAND.
  - R2 DENOTES RECORD DATA PER MULTNOMAH COUNTY SURVEY NO. 14690
  - R3 DENOTES RECORD DATA PER MULTNOMAH COUNTY SURVEY NO. 16788
  - R4 DENOTES RECORD DATA PER MULTNOMAH COUNTY SURVEY NO. 18666
  - R5 DENOTES RECORD DATA PER MULTNOMAH COUNTY SURVEY NO. 29732
  - R6 DENOTES RECORD DATA PER MULTNOMAH COUNTY SURVEY NO. 28878
  - R7 DENOTES RECORD DATA PER MULTNOMAH COUNTY SURVEY NO. 34277
  - R8 DENOTES RECORD DATA PER MULTNOMAH COUNTY SURVEY NO. 46542
  - R9 DENOTES RECORD DATA PER MULTNOMAH COUNTY SURVEY NO. 39649
  - R10 DENOTES RECORD DATA PER MULTNOMAH COUNTY SURVEY NO. 46990
  - R11 DENOTES RECORD DATA PER MULTNOMAH COUNTY SURVEY NO. 50949
  - R12 DENOTES RECORD DATA PER MULTNOMAH COUNTY SURVEY NO. 60073
  - R13 DENOTES RECORD DATA PER MULTNOMAH COUNTY SURVEY PL 1286-008
  - R14 DENOTES RECORD DATA PER MULTNOMAH COUNTY SURVEY NO. 56002
  - R15 DENOTES RECORD DATA PER MULTNOMAH COUNTY SURVEY NO. 56371
  - R16 DENOTES RECORD DATA PER MULTNOMAH COUNTY SURVEY NO. 54355



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

# PARTITION PLAT

A REPLAT OF LOTS 6 AND 7 IN BLOCK 277 AND LOTS 2, 4, 5 AND THE UNIDENTIFIED REMAINT LOT IN BLOCK 276, SUBDIVISION OF BLOCKS 276, 277 AND 278, COUCHS ADDITION TO THE CITY OF PORTLAND, SITUATED IN THE NORTHWEST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

PREPARED FOR DENNIS C. THOMPSON

SUMMIT LAND SURVEYORS JOB NO. 289-001

DATE: AUGUST 9, 2018

CITY OF PORTLAND CASE FILE NO. LU 2018-185731 LC

SHEET 2 OF 2

### CITY OF PORTLAND APPROVALS:

APPROVED THIS 21<sup>st</sup> DAY OF August, 2018  
BUREAU OF DEVELOPMENT SERVICES DIRECTOR DELEGATE  
CITY OF PORTLAND, OREGON *Dennis C. Thompson* Delegate

BY: *Dennis C. Thompson*  
City Planner

APPROVED THIS 11<sup>th</sup> DAY OF August, 2018

BY: *[Signature]*  
CITY OF PORTLAND, CITY ENGINEERS DELEGATE

### MULTNOMAH COUNTY APPROVALS:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018  
COUNTY SURVEYOR  
MULTNOMAH COUNTY, OREGON

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

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 309 HAVE BEEN PAID AS OF \_\_\_\_\_, 2018  
DIRECTOR  
DIVISION OF ASSESSMENT AND TAXATION  
MULTNOMAH COUNTY, OREGON

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

STATE OF OREGON }  
COUNTY OF MULTNOMAH } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED \_\_\_\_\_, 2018, AT \_\_\_\_\_ M.

AS PARTITION PLAT NO. \_\_\_\_\_

COUNTY RECORDING OFFICE

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

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

**DECLARATION:**  
I, JOHN R. WADE, DO HEREBY CERTIFY THAT DENNIS C. THOMPSON IS THE OWNER OF THE LAND SHOWN HEREON AND THAT HE HAS AUTHORIZED ME TO PREPARE AND RECORD THIS PARTITION PLAT TO BE A TRUE AND ACCURATE PARTITION PLAT THEREOF AND HAS CAUSED THE PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES WITH THE PARCELS BEING THE DIMENSIONS SHOWN.

*Dennis C. Thompson*  
DENNIS C. THOMPSON



### ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF MULTNOMAH } SS

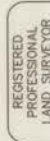
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 21, 2018, BY Dennis C. Thompson.

NOTARY SIGNATURE *Nicholas Horton*

NOTARY PUBLIC - OREGON

COMMISSION NO. 946037

MY COMMISSION EXPIRES 1 | 1 | 20



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

*John R. Wade*  
JOHN R. WADE P.L.S. 59999

**SURVEYORS CERTIFICATE:**  
I, JOHN R. WADE, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND HEREIN REFERRED TO ON THE ATTACHED PARTITION PLAT, BEING LOTS 6 AND 7 IN BLOCK 277 AND LOTS 2, 4, 5 AND THE UNIDENTIFIED REMAINT LOT IN BLOCK 276, SUBDIVISION OF BLOCKS 276, 277 AND 278, COUCHS ADDITION TO THE CITY OF PORTLAND, SITUATED IN THE NORTHWEST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A BRASS SCREWER FOUND AT THE SOUTHWEST CORNER OF LOT 8 IN BLOCK 277 OF SAID PLAT;

THENCE ALONG THE SOUTH LINE OF LOT 8 SAID BLOCK 277, S89°56'30"W, 100.00 FEET TO THE SOUTHEAST CORNER THEREOF, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NW 19TH AVENUE;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S00°03'24"W, 182.47 FEET TO THE SOUTHEAST CORNER OF THE UNIDENTIFIED REMAINT IN BLOCK 276 OF SAID PLAT, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST BURNSIDE STREET;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N48°02'18"W, 200.85 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 277, ALSO BEING A POINT ON THE EASTERNLY RIGHT OF WAY LINE OF NW TRINITY PLACE;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N00°03'24"E, 163.14 FEET TO THE SOUTHWEST CORNER OF LOT 8 IN SAID BLOCK 277;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 8, S89°56'30"W, 100.00 FEET TO THE INITIAL POINT CONTAINING 34.51 SQUARE FEET.

### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 6 AND 7 IN BLOCK 277, LOT 2, 4, 5 AND THE UNIDENTIFIED REMAINT LOT IN BLOCK 276, SUBDIVISION OF BLOCKS 276, 277 AND 278, COUCHS ADDITION TO THE CITY OF PORTLAND, SAID TRACT BEING A PORTION OF THAT TRACT OF LAND OWNED BY DENNIS C. THOMPSON AS RECORDED IN DOCUMENT NO. 289-10289A, MULTNOMAH COUNTY DEED RECORDS.

THE BLOCK 276 BEARING INCLUDES THE BEARINGS OF 88°25'18"E BETWEEN MONUMENTS (66) AND (66) FOR THE PLAT OF "CIVIC CONDOMINIUM";

WEST BURNSIDE STREET WAS ESTABLISHED AND BOUND BY VERTICAL BEARS (RT TO BLUEBOLT (67) AND (68), FALLING AS SHOWN, FURTHER EVIDENCE THIS RESOLVE, MONUMENTS (72), (68), (68), (67) AND (68), FALLING AS SHOWN, FURTHER EVIDENCE THIS RESOLVE.

NW TRINITY PLACE WAS ESTABLISHED HOLDING MONUMENTS (69), (69), (80) AND (81) AS SHOWN. NW 19TH AVENUE WAS ESTABLISHED HOLDING MONUMENTS (66), (66), (67), (69), (69) AND (81) AS SHOWN.

THE SOUTH LINE OF LOTS 5 AND 8 IN BLOCK 277 OF THE SUBJECT PLAT WAS ESTABLISHED HOLDING MONUMENTS (62), (70) AND (69) AS SHOWN.

THE NORTHEAST CORNER OF PARCEL 2 WAS REFERENCED WITH A WITNESS MONUMENT AS THE ACTUAL PARCEL CORNER LOCATION FALLS ON THE FACE OF AN EXISTING CONCRETE RETAINING WALL.

### NOTES:

1) THIS PARTITION PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND CASE FILE NO. LU 2018-185731 LC.

