



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: November 20, 2018
To: Interested Person
From: Leah Dawkins, Land Use Services
503-823-7830 / Leah.Dawkins@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 17-240782 LC

GENERAL INFORMATION

Applicant: Trisha Clark, NW Land Planning
PO Box 230121 / Portland OR 97281
(503) 330-2019

Owner: Hayes Enterprises LLC
0224 SW Hamilton St #300 / Portland, OR 97239-6418

Site Address: 7631-7633 N DENVER AVE *

Legal Description: BLOCK 3 LOT 23-25, GRAYBROOK
Tax Account No.: R339501130, R339501130
State ID No.: 1N1E09DC 25300, 1N1E09DC 25300
Quarter Section: 2228

Neighborhood: Kenton, contact Weby Bowles at knalanduse@gmail.com.
Business District: Kenton Business Association, contact Mo Bachmann at info@kentonbusiness.com.

District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Zoning: R2a- Multi-Dwelling Residential with "a" Alternative Density 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 is proposing to consolidate historic Lots 23 and 24, Block 3 of Graybrook into one single parcel. The consolidated parcel will be 4,500 square feet in size. The lot

consolidation is in preparation for the property line adjustment of the northern lot line of Lot 25, (PR 18-131172) which will be flipped to create a lot fronting on N. Farragut Street. The property line adjustment is a separate review and is not part of this Lot Consolidation. The existing duplex will remain on the site on the single consolidated lot.

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: The subject site is relatively flat and has a large evergreen tree, but no other significant landscaping. There is an existing duplex structure and garage on the site. The surrounding neighborhood consists primary of single dwelling structures. Street connectivity around the site is complete, providing accessible north-south and east-west connections to the site.

Zoning: The R2 designation is one of the City’s multi-dwelling zones which is intended to create and maintain higher density residential neighborhoods. The zone implements the comprehensive plan policies and designations for multi-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.

Land Use History: PR 18-131172 PLA LC- A lot confirmation and property line adjustment in order to confirm Lot 25 and adjust the property line from an east-west configuration to a north-south configuration, creating two parcels fronting on N. Farragut Street. This lot consolidation proposal is necessary to complete the property line adjustment.

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on March 26, 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 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 I 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 Developments or Planned Developments. Therefore, the requested lot consolidation review has been reviewed under the Type I 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 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, 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. 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 density and lot dimension standards of the zone or meet the listed exceptions. The proposed consolidated lot meets the lot dimension standards of the R2 zone as shown in the following table (this information is found in Table 612-1 of the Zoning Code):

	R2 Zone Requirement	Parcel 1 (after consolidation)
Minimum Lot Area-duplexes	2,000 square feet	4,500 square feet
Minimum Lot Width*	33 feet	50 feet
Minimum Front Lot Line	30 feet	50 feet
Minimum Lot Depth	50 feet	90 feet

* Width is measured at the minimum front building setback line

As noted herein, the proposed consolidated lot meets the applicable standards of Chapters 33.605 through 33.615 or the exceptions noted above. The maximum allowed density of the proposed consolidated lot is 2 units and the minimum required density is one unit. The proposed consolidated lot contains an existing duplex. Therefore, density standards are met.

As noted herein, the proposed consolidated lot meets the standards of 1.a through 1.e.

- 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 site is 3 units ($6,750/2,000 = 3.37 = 3$ units). The site is developed with a duplex. Therefore, the maximum density is not exceeded, and this exception 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: 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 Lot 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 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: 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 relevant service bureaus have responded with no objections or concerns with this lot consolidation proposal (Exhibit E.1-E.6), 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.

An existing lot line goes through the existing duplex on Parcel 1. This does not comply with zoning standards. The applicant intends to move this property line through a property line adjustment to place the duplex entirely on Parcel 1 and create another developable tract of land to the west of Parcel 1. To ensure compliance, a condition of approval is required. No new development or alterations to existing development will be allowed until the property line adjustment is recorded with Multnomah County.

CONCLUSIONS

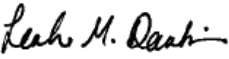
The applicant proposes to consolidate historic Lots 23 and 24 of Block 3, Graybrook into one parcel. No City Bureaus raised objection to the proposal.

As discussed above, the requested lot consolidation has been reviewed and shown to be able to meet all the requirements 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 23 and 24 of Block 3, Graybrook into one parcel, as illustrated by Exhibit C.1, signed and dated November 8, 2018., subject to the following condition of approval:

- A. Prior to any building permits being issued for new development on Tract 2, the adjacent property to the west, or alterations to existing development on Parcel 1, a property line adjustment application placing the existing house completely on Parcel 1 must be approved and recorded.

Decision rendered by:  _____ on November 15, 2018
By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) November 20, 2018

Staff Planner: Leah Dawkins

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 FEBRUARY 13, 2019 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 September 14, 2017, and was determined to be complete on December 7, 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 14, 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 360 days, to December 2, 2019.

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.

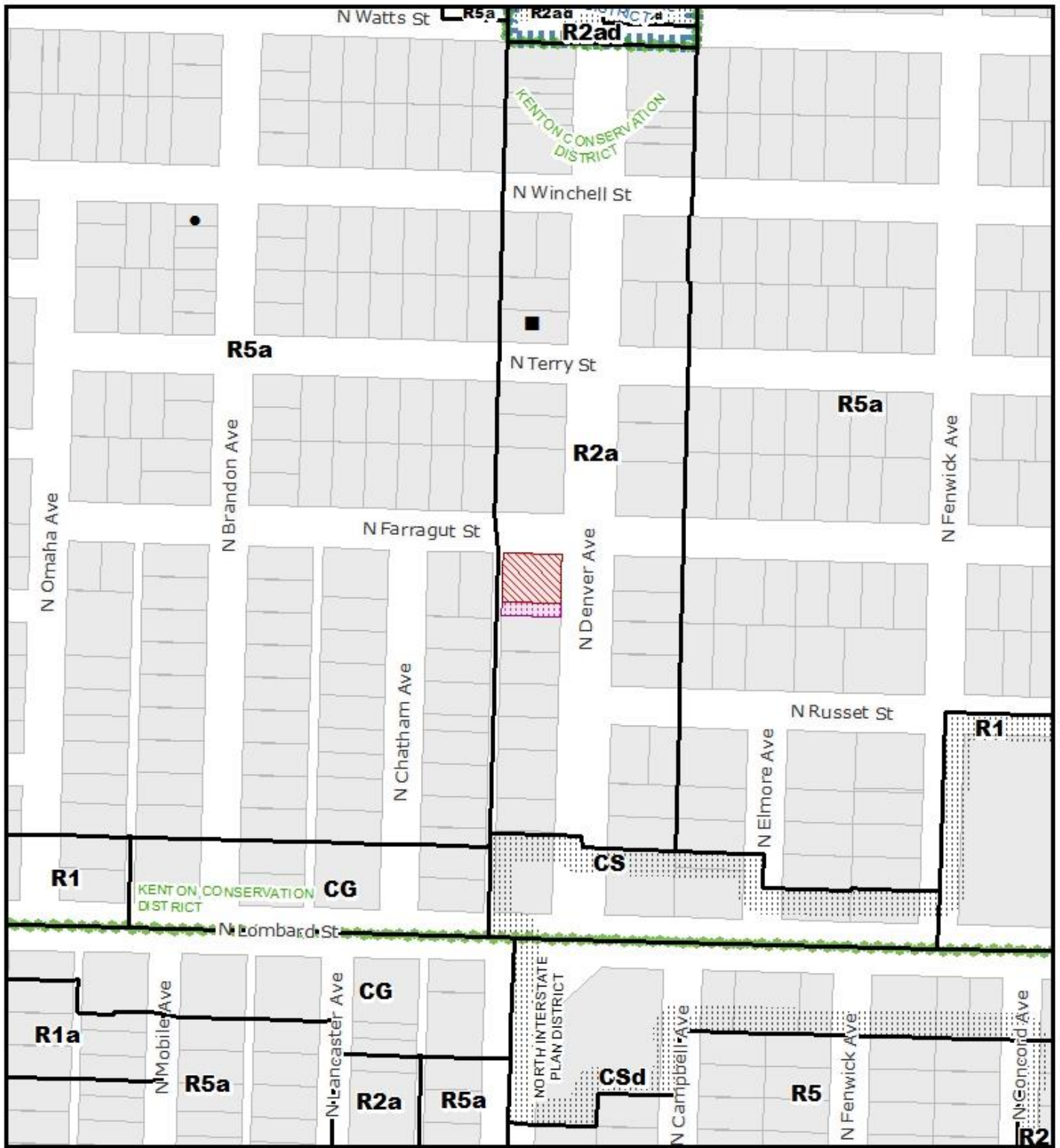
Recording the Final Plat. The signed plat must be recorded by the applicant with the County Deed Records within 90 days following approval by the Bureau of Development Services or the approval will be null and void.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Applicant Narrative
 - 2. Legal Description
 - 3. Title Report
 - 4. Deed
 - 5. Historic Plat Map
 - 6. Original Plat Submittal
 - 7. Supplemental Plan
 - 8. Revised Plat- 12/07/17
 - 9. Revised Plat-3/18/18
 - 10. 120-Day Timeline Extension Requests
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Approved Plat (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice- missing
- 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. Life Safety
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter
 - 3. Correspondence with Applicant

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 
 THIS SITE LIES WITHIN THE:
 KENTON CONSERVATION DISTRICT

-  Site
-  Also Owned Parcels
-  Conservation Landmarks
-  Historic Landmark

File No.	LU 17-240782 LC
1/4 Section	2228
Scale	1 inch = 200 feet
State ID	1N1E09DC 25300
Exhibit	B Sep 18, 2017

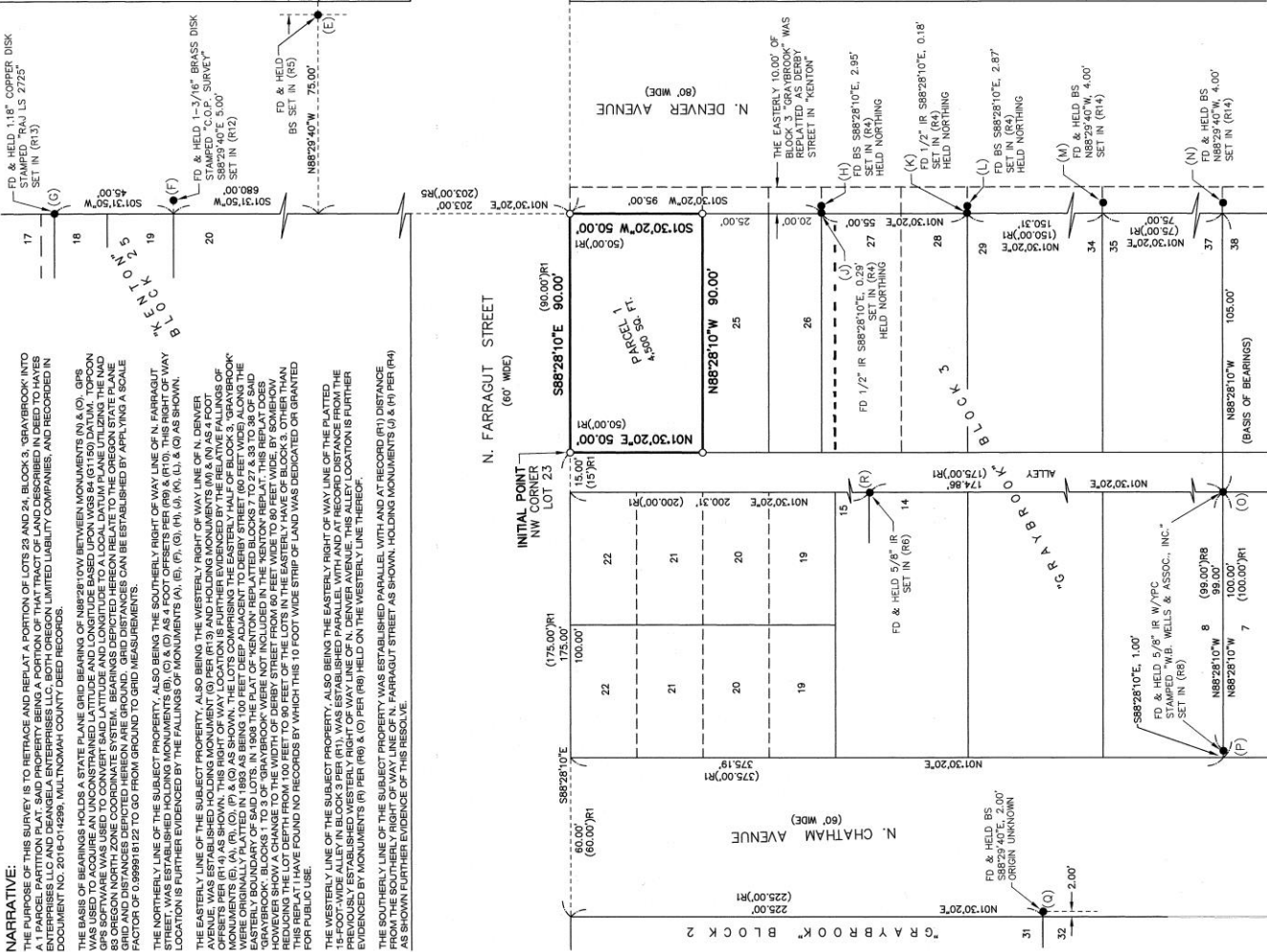
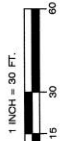
PARTITION PLAT NO. _____

PARTITION PLAT

A REPLAT OF A PORTION OF LOTS 23 AND 24, BLOCK 3, "GRAYBROOK", SITUATED IN THE SOUTHEAST 1/4 SECTION 18, T12N, R12E, W1E, MULTNOMAH COUNTY, OREGON

PREPARED FOR DAN HAYES
SUMMIT LAND SURVEYORS JOB NO. 988-194
DATE: OCTOBER 12, 2018

CITY OF PORTLAND, CASE FILE NO. LU 17-240782 LC
SHEET 1 OF 2



- LEGEND:**
- DENOTES FOUND MONUMENT AS NOTED.
 - DENOTES 5/8" X 30" IRON ROD WITH YELLOW PAINT BAND AND STAMPED "SUMMIT LS 99999" SET ON: OCTOBER 12, 2018
 - FD DENOTES 'FOUND'
 - WYPC DENOTES 'WITH YELLOW PLASTIC CAP'
 - IR DENOTES 'IRON ROD'
 - IP DENOTES 'IRON PIPE'
 - BS DENOTES 'BRASS SCREW'

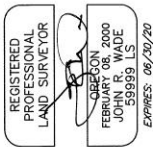
REFERENCES:

- (J)1 DENOTES RECORD DATA FROM 'GRAYBROOK'
- (J)2 DENOTES RECORD DATA FROM 'KENTON'
- (J)3 DENOTES RECORD DATA FROM MULTNOMAH COUNTY SURVEY NO. 04104
- (J)4 DENOTES RECORD DATA FROM MULTNOMAH COUNTY SURVEY NO. 17549
- (J)5 DENOTES RECORD DATA FROM MULTNOMAH COUNTY SURVEY NO. 21773
- (J)6 DENOTES RECORD DATA FROM MULTNOMAH COUNTY SURVEY NO. 50225
- (J)7 DENOTES RECORD DATA FROM MULTNOMAH COUNTY SURVEY NO. 80887
- (J)8 DENOTES RECORD DATA FROM MULTNOMAH COUNTY SURVEY NO. 53589
- (J)9 DENOTES RECORD DATA FROM MULTNOMAH COUNTY SURVEY NO. 10198
- (J)10 DENOTES RECORD DATA FROM MULTNOMAH COUNTY SURVEY NO. 10840
- (J)11 DENOTES RECORD DATA FROM MULTNOMAH COUNTY SURVEY NO. 23697
- (J)12 DENOTES RECORD DATA FROM MULTNOMAH COUNTY SURVEY NO. 65970
- (J)13 DENOTES RECORD DATA FROM MULTNOMAH COUNTY SURVEY NO. 61586
- (J)14 DENOTES RECORD DATA FROM MULTNOMAH COUNTY SURVEY NO. 15424

REGISTERED PROFESSIONAL LAND SURVEYOR
JOHN R. WADE
FEBRUARY 08, 2000
59999 LS
EXPIRES: 06/30/20

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO RETRACE AND REPLAT A PORTION OF LOTS 23 AND 24, BLOCK 3, "GRAYBROOK" INTO A 1 PARCEL PARTITION PLAT, SAID PROPERTY BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO HAYES ENTERPRISES LLC AND DEANGELA ENTERPRISES LLC, BOTH OF OREGON LIMITED LIABILITY COMPANIES, AND RECORDED IN DOCUMENT NO. 2016-014289, MULTNOMAH COUNTY DEED RECORDS.
THE BASIS OF BEARINGS HOLDS A STATE PLANE GRID BEARING OF N88°28'10"W BETWEEN MONUMENTS (N) & (O), (P) & (Q), (R) & (S), (T) & (U), (V) & (W), (X) & (Y), (Z) & (AA), (AB) & (AC), (AD) & (AE), (AF) & (AG), (AH) & (AI), (AJ) & (AK), (AL) & (AM), (AN) & (AO), (AP) & (AQ), (AR) & (AS), (AT) & (AU), (AV) & (AW), (AX) & (AY), (AZ) & (BA) & (BB) & (BC) & (BD) & (BE) & (BF) & (BG) & (BH) & (BI) & (BJ) & (BK) & (BL) & (BM) & (BN) & (BO) & (BP) & (BQ) & (BR) & (BS) & (BT) & (BU) & (BV) & (BW) & (BX) & (BY) & (BZ) & (CA) & (CB) & (CC) & (CD) & (CE) & (CF) & (CG) & (CH) & (CI) & (CJ) & (CK) & (CL) & (CM) & (CN) & (CO) & (CP) & (CQ) & (CR) & (CS) & (CT) & (CU) & (CV) & (CW) & (CX) & (CY) & (CZ) & (DA) & (DB) & (DC) & (DD) & (DE) & (DF) & (DG) & (DH) & (DI) & (DJ) & (DK) & (DL) & (DM) & (DN) & (DO) & (DP) & (DQ) & (DR) & (DS) & (DT) & (DU) & (DV) & (DW) & (DX) & (DY) & (DZ) & (EA) & (EB) & (EC) & (ED) & (EE) & (EF) & (EG) & (EH) & (EI) & (EJ) & (EK) & (EL) & (EM) & (EN) & (EO) & (EP) & (EQ) & (ER) & (ES) & (ET) & (EU) & (EV) & (EW) & (EX) & (EY) & (EZ) & (FA) & (FB) & (FC) & (FD) & (FE) & (FF) & (FG) & (FH) & (FI) & (FJ) & (FK) & (FL) & (FM) & (FN) & (FO) & (FP) & (FQ) & (FR) & (FS) & (FT) & (FU) & (FV) & (FW) & (FX) & (FY) & (FZ) & (GA) & (GB) & (GC) & (GD) & (GE) & (GF) & (GG) & (GH) & (GI) & (GJ) & (GK) & (GL) & (GM) & (GN) & (GO) & (GP) & (GQ) & (GR) & (GS) & (GT) & (GU) & (GV) & (GW) & (GX) & (GY) & (GZ) & (HA) & (HB) & (HC) & (HD) & (HE) & (HF) & (HG) & (HH) & (HI) & (HJ) & (HK) & (HL) & (HM) & (HN) & (HO) & (HP) & (HQ) & (HR) & (HS) & (HT) & (HU) & (HV) & (HW) & (HX) & (HY) & (HZ) & (IA) & (IB) & (IC) & (ID) & (IE) & (IF) & (IG) & (IH) & (II) & (IJ) & (IK) & (IL) & (IM) & (IN) & (IO) & (IP) & (IQ) & (IR) & (IS) & (IT) & (IU) & (IV) & (IW) & (IX) & (IY) & (IZ) & (JA) & (JB) & (JC) & (JD) & (JE) & (JF) & (JG) & (JH) & (JI) & (JJ) & (JK) & (JL) & (JM) & (JN) & (JO) & (JP) & (JQ) & (JR) & (JS) & (JT) & (JU) & (JV) & (JW) & (JX) & (JY) & (JZ) & (KA) & (KB) & (KC) & (KD) & (KE) & (KF) & (KG) & (KH) & (KI) & (KJ) & (KL) & (KM) & (KN) & (KO) & (KP) & (KQ) & (KR) & (KS) & (KT) & (KU) & (KV) & (KW) & (KX) & (KY) & (KZ) & (LA) & (LB) & (LC) & (LD) & (LE) & (LF) & (LG) & (LH) & (LI) & (LJ) & (LK) & (LL) & (LM) & (LN) & (LO) & (LP) & (LQ) & (LR) & (LS) & (LT) & (LU) & (LV) & (LW) & (LX) & (LY) & (LZ) & (MA) & (MB) & (MC) & (MD) & (ME) & (MF) & (MG) & (MH) & (MI) & (MJ) & (MK) & (ML) & (MN) & (MO) & (MP) & (MQ) & (MR) & (MS) & (MT) & (MU) & (MV) & (MW) & (MX) & (MY) & (MZ) & (NA) & (NB) & (NC) & (ND) & (NE) & (NF) & (NG) & (NH) & (NI) & (NJ) & (NK) & (NL) & (NM) & (NO) & (NP) & (NQ) & (NR) & (NS) & (NT) & (NU) & (NV) & (NW) & (NX) & (NY) & (NZ) & (OA) & (OB) & (OC) & (OD) & (OE) & (OF) & (OG) & (OH) & (OI) & (OJ) & (OK) & (OL) & (OM) & (ON) & (OO) & (OP) & (OQ) & (OR) & (OS) & (OT) & (OU) & (OV) & (OW) & (OX) & (OY) & (OZ) & (PA) & (PB) & (PC) & (PD) & (PE) & (PF) & (PG) & (PH) & (PI) & (PJ) & (PK) & (PL) & (PM) & (PN) & (PO) & (PP) & (PQ) & (PR) & (PS) & (PT) & (PU) & (PV) & (PW) & (PX) & (PY) & (PZ) & (QA) & (QB) & (QC) & (QD) & (QE) & (QF) & (QG) & (QH) & (QI) & (QJ) & (QK) & (QL) & (QM) & (QN) & (QO) & (QP) & (QQ) & (QR) & (QS) & (QT) & (QU) & (QV) & (QW) & (QX) & (QY) & (QZ) & (RA) & (RB) & (RC) & (RD) & (RE) & (RF) & (RG) & (RH) & (RI) & (RJ) & (RK) & (RL) & (RM) & (RN) & (RO) & (RP) & (RQ) & (RR) & (RS) & (RT) & (RU) & (RV) & (RW) & (RX) & (RY) & (RZ) & (SA) & (SB) & (SC) & (SD) & (SE) & (SF) & (SG) & (SH) & (SI) & (SJ) & (SK) & (SL) & (SM) & (SN) & (SO) & (SP) & (SQ) & (SR) & (SS) & (ST) & (SU) & (SV) & (SW) & (SX) & (SY) & (SZ) & (TA) & (TB) & (TC) & (TD) & (TE) & (TF) & (TG) & (TH) & (TI) & (TJ) & (TK) & (TL) & (TM) & (TN) & (TO) & (TP) & (TQ) & (TR) & (TS) & (TT) & (TU) & (TV) & (TW) & (TX) & (TY) & (TZ) & (UA) & (UB) & (UC) & (UD) & (UE) & (UF) & (UG) & (UH) & (UI) & (UJ) & (UK) & (UL) & (UM) & (UN) & (UO) & (UP) & (UQ) & (UR) & (US) & (UT) & (UU) & (UV) & (UW) & (UX) & (UY) & (UZ) & (VA) & (VB) & (VC) & (VD) & (VE) & (VF) & (VG) & (VH) & (VI) & (VJ) & (VK) & (VL) & (VM) & (VN) & (VO) & (VP) & (VQ) & (VR) & (VS) & (VT) & (VU) & (VW) & (VX) & (VY) & (VZ) & (WA) & (WB) & (WC) & (WD) & (WE) & (WF) & (WG) & (WH) & (WI) & (WJ) & (WK) & (WL) & (WM) & (WN) & (WO) & (WP) & (WQ) & (WR) & (WS) & (WT) & (WU) & (WV) & (WW) & (WX) & (WY) & (WZ) & (XA) & (XB) & (XC) & (XD) & (XE) & (XF) & (XG) & (XH) & (XI) & (XJ) & (XK) & (XL) & (XM) & (XN) & (XO) & (XP) & (XQ) & (XR) & (XS) & (XT) & (XU) & (XV) & (XW) & (XX) & (XY) & (XZ) & (YA) & (YB) & (YC) & (YD) & (YE) & (YF) & (YG) & (YH) & (YI) & (YJ) & (YK) & (YL) & (YM) & (YN) & (YO) & (YP) & (YQ) & (YR) & (YS) & (YT) & (YU) & (YV) & (YW) & (YX) & (YY) & (YZ) & (ZA) & (ZB) & (ZC) & (ZD) & (ZE) & (ZF) & (ZG) & (ZH) & (ZI) & (ZJ) & (ZK) & (ZL) & (ZM) & (ZN) & (ZO) & (ZP) & (ZQ) & (ZR) & (ZS) & (ZT) & (ZU) & (ZV) & (ZW) & (ZX) & (ZY) & (ZZ)

THE WESTERLY LINE OF THE SUBJECT PROPERTY, ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF THE PLATTED 15-FOOT-WIDE ALLEY IN BLOCK 3 PER (R), WAS ESTABLISHED BY THE DEED TO HAYES ENTERPRISES LLC AND DEANGELA ENTERPRISES LLC, BOTH OF OREGON LIMITED LIABILITY COMPANIES, AND RECORDED IN DOCUMENT NO. 2016-014289, MULTNOMAH COUNTY DEED RECORDS.
THE SOUTHERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED PARALLEL, WITH AND AT RECORD (R) DISTANCE FROM THE SOUTHERLY RIGHT OF WAY LINE OF N. FARRAGUT STREET AS SHOWN, HOLDING MONUMENTS (J) & (H) PER (P4) AS SHOWN FURTHER EVIDENCE OF THIS RESOLVE.



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

JOHN R. WADE

P.L.S. 59959

SURVEYORS CERTIFICATE:

I, JOHN R. WADE, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PORTION MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING A PORTION OF LOTS 23 AND 24, BLOCK 3, 'GRAYBROOK', SUBDIVISION OF 'GRAYBROOK TOWNSHIP', NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5' 6X30" IRON ROD WITH YELLOW PLASTIC CAP INScribed WITH 'SUMMIT' AND '1998' BEARING 117.321' TO THE WESTERLY RIGHT OF WAY LINE OF N. DENVER AVENUE (80' WIDE) AND 887.281' TO THE WESTERLY RIGHT OF WAY LINE OF N. DENVER AVENUE (80' WIDE);

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N. FARRAGUT STREET (80' WIDE), S 887 281 07' E, 90.00 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF N. DENVER AVENUE (80' WIDE);

THENCE LEAVING N. FARRAGUT STREET RIGHT OF WAY LINE AND ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID N. DENVER AVENUE, S 011 3020' W, 50.00 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 24;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 24, N 887 281 07' W, 90.00 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE WESTERLY BOUNDARY LINES OF SAID LOT 23 AND 24, N 011 3020' E, 50.00 FEET TO THE INITIAL POINT.
CONTAINING: 4,800 SQ. FT.

NOTES:
1) THIS PARTITION PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND CASE FILE NO. LU 17-240782 LC.

PARTITION PLAT NO. _____

PARTITION PLAT

A REPLAT OF A PORTION OF LOTS 23 AND 24, BLOCK 3, 'GRAYBROOK', SUBDIVISION OF 'GRAYBROOK TOWNSHIP', NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

PREPARED FOR DAN HAYES
SUMMIT LAND SURVEYORS JOB NO. 998-194
DATE: OCTOBER 12, 2018

CITY OF PORTLAND CASE FILE NO. LU 17-240782 LC
SHEET 2 OF 2

CITY OF PORTLAND APPROVALS:

APPROVED THIS 9th DAY OF November, 2018

By: *Daniel D. Hayes*
BUREAU OF DEVELOPMENT SERVICES DIRECTORS DELEGATE
CITY OF PORTLAND, OREGON

APPROVED THIS 8th DAY OF November, 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 92.096 HAVE BEEN PAID AS OF _____, 2018
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 _____, 20____ AT _____ M.

AS PARTITION PLAT NO. _____

COUNTY RECORDING OFFICE

By: _____
DEPUTY

DOCUMENT NO. _____

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT HAYES ENTERPRISES LLC, AN OREGON LIMITED LIABILITY COMPANY AND DEANGELA ENTERPRISES LLC, AN OREGON LIMITED LIABILITY COMPANY ARE THE OWNERS OF THE LAND DESCRIBED ON THE ATTACHED PARTITION PLAT. THE SAID PARTITION PLAT IS BEING PREPARED AND ACCURATE PARTITION PLAT THEREOF AND HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES WITH THE PARCEL BEING THE DIMENSIONS SHOWN.

By: *Daniel D. Hayes*
DANIEL D. HAYES
MEMBER OF HAYES ENTERPRISES LLC
MANAGER OF DEANGELA ENTERPRISES LLC

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF MULTNOMAH } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 26, 2018 BY DANIEL D. HAYES AS MEMBER OF HAYES ENTERPRISES LLC, AN OREGON LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

By: *Monica L. Ferguson*
NOTARY SIGNATURE
Monica L. Ferguson
NOTARY PUBLIC - OREGON

COMMISSION NO. 947022
MY COMMISSION EXPIRES February 4, 2020

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF MULTNOMAH } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 24, 2018 BY DANIEL D. HAYES AS MANAGER OF DEANGELA ENTERPRISES LLC, AN OREGON LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

By: *Monica L. Ferguson*
NOTARY SIGNATURE
Monica L. Ferguson
NOTARY PUBLIC - OREGON

COMMISSION NO. 947022
MY COMMISSION EXPIRES February 4, 2020

