



**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](http://www.portlandoregon.gov/bds)

**Date:** January 30, 2019  
**To:** Interested Person  
**From:** Leah Dawkins, Land Use Services  
503-823-7830 / [Leah.Dawkins@portlandoregon.gov](mailto: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 18-193629 LC**

#### **GENERAL INFORMATION**

**Applicant:** Zoe Lynn Powers | Radler White Parks & Alexander  
111 SW Columbia St #700 | Portland OR 97201  
(503) 634-0215

**Owner:** Maree Wacker  
DP Alder House LLC & De Paul Treatment Centers, Inc  
PO Box 3007 | Portland OR 97208-3007

**Site Address:** 515-517 SW 13TH AVE

**Legal Description:** BLOCK S 1/2 J LOT 1&2 E 15' OF LOT 7&8, PORTLAND; BLOCK S 1/2 J LOT 3&4 TL 3600 POTENTIAL ADDITIONAL TAX, PORTLAND; BLOCK S 1/2 J LOT 3&4&6 TL 8100 SPLIT LEVY R6677383 (R667737160), PORTLAND; BLOCK S1/2 J LOT 8 TL 8200, PORTLAND; BLOCK S 1/2 J LOT 6-8 TL 8300 SPLIT LEVY R246889 (R667737130), PORTLAND

**Tax Account No.:** R667737090, R667737110, R667737130, R667737170, R667737160  
**State ID No.:** 1N1E33DD 03500, 1N1E33DD 03600, 1N1E33DD 08100, 1N1E33DD 08200, 1N1E33DD 08300

**Quarter Section:** 3028

**Neighborhood:** Portland Downtown, contact Rani Boyle at 503-725-9979.  
**Business District:** None  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Central City - Downtown  
**Zoning:** CXd- Central Commercial Zone with "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 is proposing to consolidate historic lots 1 and 2, Block "S", and portions of historic lots 7 and 8, Double Block "J", into one single parcel. Parcel 1 will be 15,967 square feet in size. The existing building on the consolidated lot will remain. This review is only for the purpose of the lot consolidation. No other land use reviews are being considered as part of this proposal. The original proposal included a consolidation of the southern portion of this block, but that lot consolidation was eliminated during the course of this land use review.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in Section **33.675.300, Lot Consolidation Standards.**

**ANALYSIS**

**Site and Vicinity:** The site is located within the Central City immediately adjacent to Interstate 405. The site contains the DePaul Treatment Center, a residential treatment facility. The site is surrounded primarily by mixed use commercial development. The streets abutting the site are in good condition and provide safe vehicle and multi-modal accessibility.

**Zoning:** The CX 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" 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.

**Land Use History:**

**00-00814 CU MS PR AD-** Conditional Use Master Plan review, Central City Parking Review and Adjustments to change the Conditional Use Master Plan of the adjacent First Presbyterian Church.

**00-007368 DZM HDZ-** Design Review and Historic Design Review to demolish a historic hotel and construct an underground parking garage.

**09-162113 DZ-** Design Review for exterior alterations to the existing buildings. No conditions of approval are affected by this lot consolidation review.

**Agency and Neighborhood Review:** A Notice of Proposal in your Neighborhood was mailed on July 27, 2018.

**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.

**Neighborhood Review:** One written response was received from a resident of the structure on the site after the notification period closed (Exhibit F.1). No written responses were received from either the Neighborhood Association or notified property owners prior to the closure of the notification period.

**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.

### **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 CX 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. In commercial zones there is a Minimum Front Lot Line Standard which is at least 10 feet long (33.613.100). The proposed lot has a front lot line that is 100 feet long. 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). There is no additional development proposed on the consolidated lot at this time. The lot is of a sufficient size to accommodate a variety of commercial uses and development.

As noted herein, the proposed consolidated lot meets the standards of the CX zone and none of the exceptions (1.a through 1.e) apply. Therefore, and 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:** 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 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 several historic land use approvals on this site as noted in the land use history on Page 2 of this decision, but no conditions of these approvals are affected by the lot consolidation. Conditions of approval for the prior reviews continue to 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), 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 lots 1 and 2, Block "S", and portions of historic lots 7 and 8, Double Block "J", 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 1 and 2, Block "S", and portions of historic lots 7 and 8, Double Block "J", into one parcel, as illustrated by Exhibit C.1, signed and dated January 24, 2019.



**Decision rendered by:** \_\_\_\_\_ **on January 28, 2019**

By authority of the Director of the Bureau of Development Services

**Decision mailed (within 5 days of dec.) January 30, 2019**

**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 APRIL 30, 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 June 26, 2018, and was determined to be complete on July 24, 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 June 26, 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 requested that the 120-day review period be extended by 81 days, as stated with Exhibit A.8

**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).

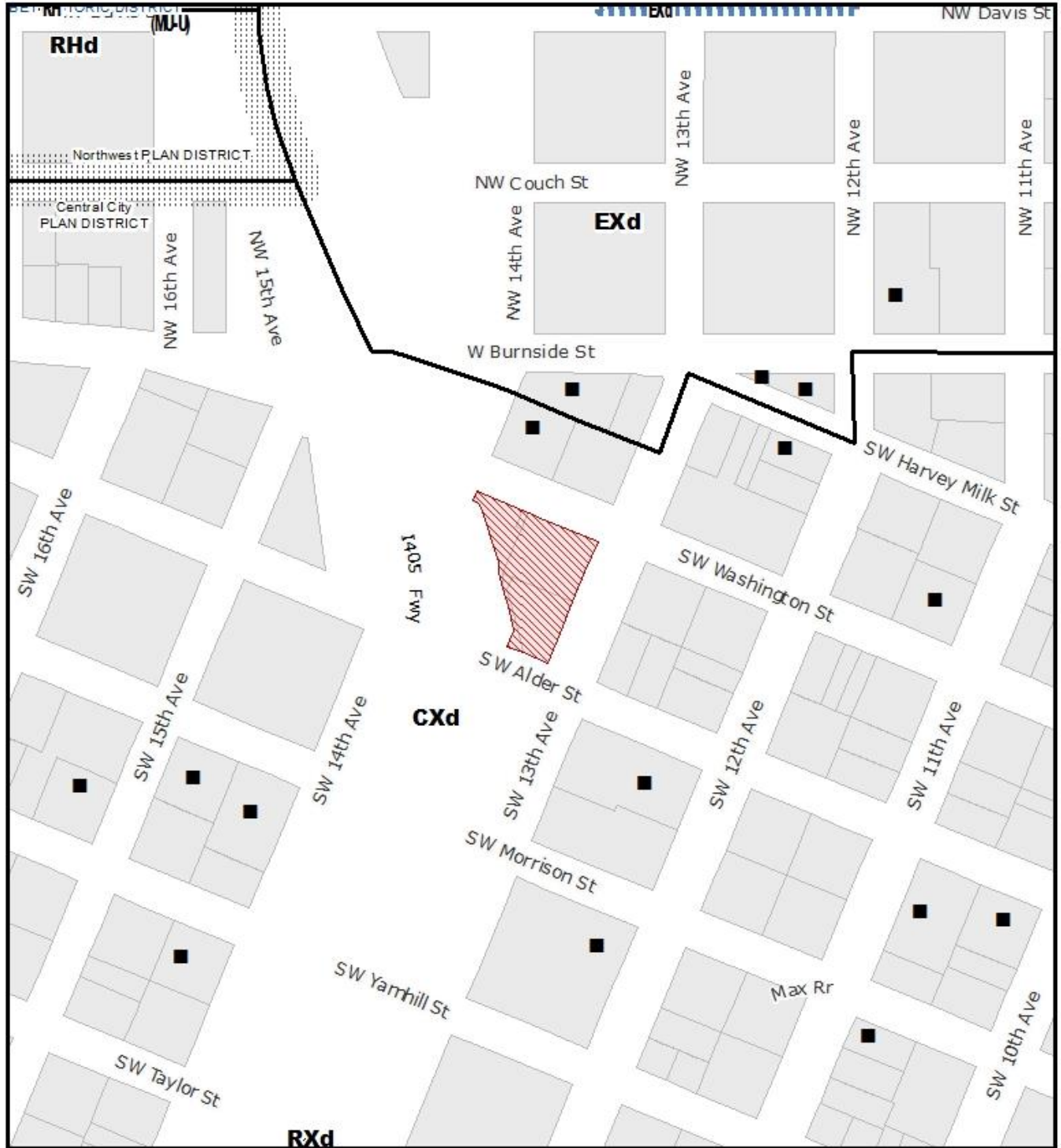
**Recording the Final Plat.** The signed plat must be recorded by the applicant with the County Deed Records within 90 days following approval by the Bureau of Development Services or the approval will be null and void.

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Narrative
  - 2. Title Report and Legal Description
  - 3. Historic Plat Map
  - 4. Original Plat Submittal
  - 5. Plat Redlines
  - 6. FAR Covenant Draft
  - 7. Final Signed FAR Covenant
  - 8. 120-Day Timeline Extensions
- 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. Life Safety
- F. Correspondence:
  - 1. Marlon Crump, 9/4/2018 (received after comment period)
- 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).**

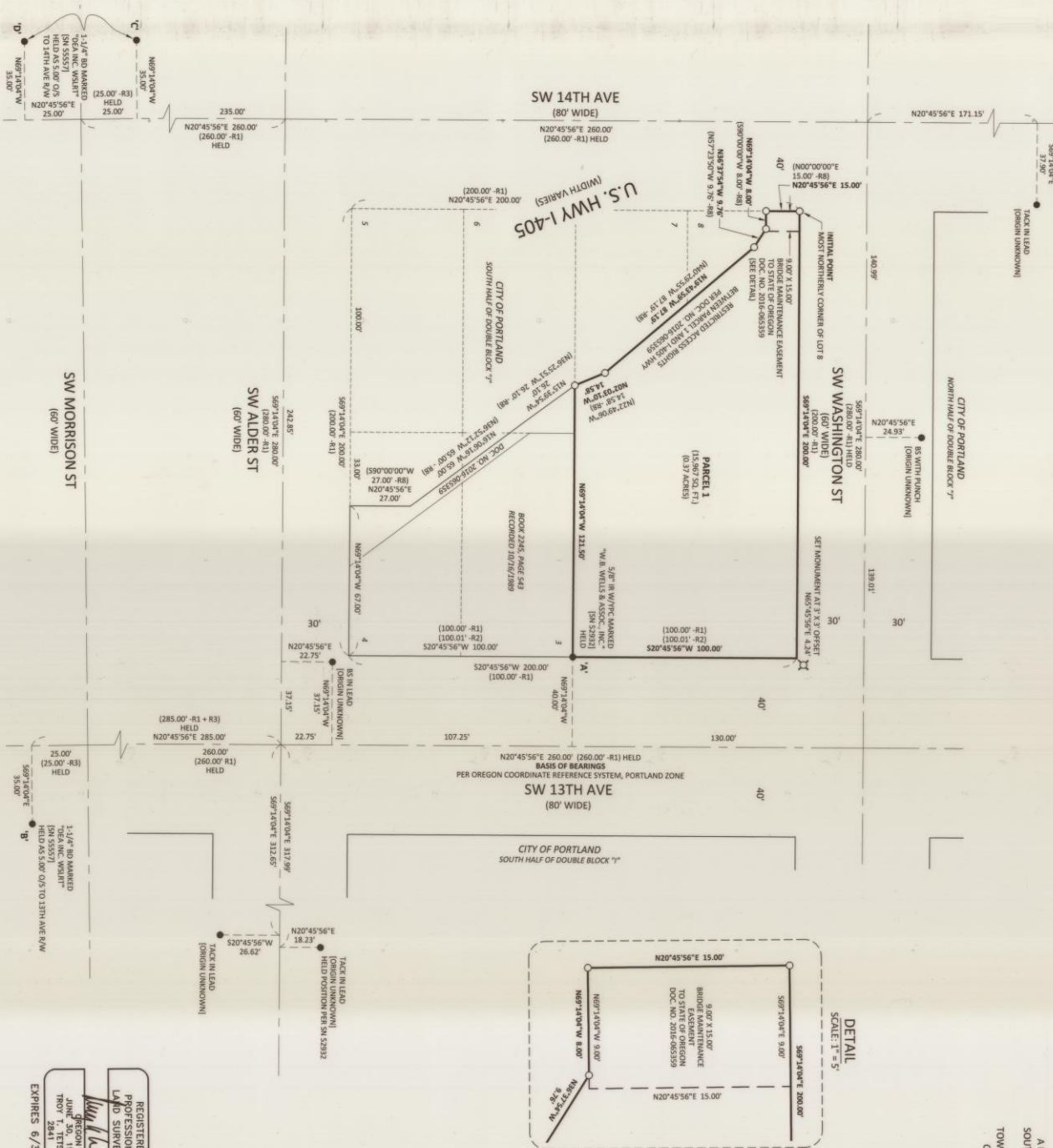


**ZONING**  NORTH

THIS SITE LIES WITHIN THE:  
CENTRAL CITY PLAN DISTRICT  
WEST END SUBDISTRICT

-  Site
-  Historic Landmark

File No.	LU 18-193629 LC
1/4 Section	3028
Scale	1 inch = 200 feet
State ID	1N1E33DD 3500
Exhibit	B Jul 17, 2018



**PARTITION PLAT NO.**

A REPLAT OF LOTS 1 & 2 AND PORTIONS OF LOTS 7 & 8, SOUTH HALF OF DOUBLE BLOCK 77, PLAT OF CITY OF PORTLAND LOCATED IN THE SE QUARTER OF SECTION 33 TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
DATE: 1/2/2019

**NOTES:**  
1.) THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NO. LU 18-193629 LC.

**LEGEND:**

- O/S OFFSET
- R/W RIGHT-OF-WAY
- BO BRASS BOLT
- BS BRASS SCREW
- RS IRON ROD
- IR IRON ROD
- W/Y/C WITH YELLOW PLASTIC CAP
- DOC NO. DOCUMENT NUMBER
- SN SPLIT-NAIL COUNTY SURVEY RECORDS
- ( ) RECORD DATA PER REFERENCE NOTED
- ( ) ORIGIN OF MONUMENT PER REFERENCE NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD
- SET 1/2" X 30" IRON ROD
- SET 1/2" X 30" BRASS DISK MARKED "PPH INC."
- SET ON 1/2/2019
- SET ON 1/2/2019
- SET ON 1/2/2019

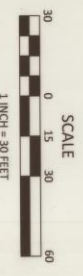
**REFERENCES:**

- R1 PLAT OF CITY OF PORTLAND
- R2 SN S2031
- R3 SN S3557
- R4 SN S3569
- R5 0007 HWY MAP 1A-16-23
- R6 0007 HWY MAP 1A-16-23
- R7 DOC 2242, PAGE 531 (10/15/1989)
- R8 DOC 2242, PAGE 531 (10/15/1989)
- R9 DOC NO. 2015-0635309 (5/17/2016)

REGISTERED PROFESSIONAL LAND SURVEYOR  
TROY T. TERBUKA  
JULY 30, 1997  
2841  
EXPIRES 6/30/20



111 SW 10th Ave., Suite 2400  
Portland, OR 97204  
503.232.2321  
www.kpoff.com





**SURVEYOR'S CERTIFICATE:**

I, THOMAS T. TITUS, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PLAT BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO PAUL TREATMENT CENTERS, TRACT OF LAND DESCRIBED AS PARCEL 1, BEING DEED TO PAUL TREATMENT CENTERS, INC. RECORDED MAY 31, 2015 AS DOC. NO. 2015-06559, MULTNOMAH COUNTY DEED RECORDS, SAID LAND BEING ALL OF LOTS 1 & 2 AND PORTIONS OF LOTS 7 & 8, SOUTH HALF OF DOUBLE BLOCK "7", PLAT OF CITY OF PORTLAND, MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE SOUTHWEST QUARTER 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, BEING A 5/8" X 3/4" IRON ROD WITH YELLOW PLASTIC CAP MARKED "PH", INC. SET AT THE NORTHERLY CORNER OF LOT 8, SOUTH HALF OF DOUBLE BLOCK "7", PLAT OF CITY OF PORTLAND, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHEASTLY RIGHT-OF-WAY LINE OF SW 13TH AVENUE (80 FEET WIDE) AND THE SOUTHWESTLY RIGHT-OF-WAY LINE OF SW WASHINGTON STREET (80 FEET WIDE); SAID POINT BEING NORTH 89° 58' 58" WEST 100.00 FEET AND NORTH 89° 58' 58" WEST 200.00 FEET TO THE NORTHWESTLY RIGHT-OF-WAY LINE OF SW 13TH AVENUE (80 FEET WIDE); THENCE ALONG SAID NORTHWESTLY RIGHT-OF-WAY LINE OF SW 13TH AVENUE (80 FEET WIDE) SOUTH 69° 14' 04" EAST 200.00 FEET TO THE NORTHWESTLY RIGHT-OF-WAY LINE OF SW 13TH AVENUE (80 FEET WIDE); AT THE EASTERN CORNER OF LOT 3, SAID SOUTH HALF OF DOUBLE BLOCK "7", THENCE ALONG SAID SOUTHWESTLY RIGHT-OF-WAY LINE SOUTH 69° 14' 04" EAST 200.00 FEET TO THE NORTHWESTLY RIGHT-OF-WAY LINE OF SW 13TH AVENUE (80 FEET WIDE); THENCE ALONG SAID NORTHWESTLY RIGHT-OF-WAY LINE SOUTH 20° 45' 59" WEST 100.00 FEET TO THE EASTERN CORNER OF SAID LOT 3; THENCE ALONG THE NORTHWESTLY LINE OF SAID LOT 3 AND LOT 4, SAID SOUTH HALF OF DOUBLE BLOCK "7", NORTH 02° 03' 31" WEST 14.81 FEET; THENCE NORTH 19° 45' 39" WEST 61.19 FEET; THENCE NORTH 56° 37' 54" WEST 3.78 FEET TO A POINT BEING 15.00 FEET SOUTHWEST OF THE SOUTHWESTLY RIGHT-OF-WAY LINE OF SW WASHINGTON STREET (80 FEET WIDE), WHEN MEASURED PERPENDICULAR THERETO; THENCE NORTH 69° 14' 04" WEST 8.00 FEET TO SAID SOUTHWESTLY RIGHT-OF-WAY LINE OF SW 13TH AVENUE; THENCE ALONG SAID SOUTHWESTLY RIGHT-OF-WAY LINE NORTH 20° 45' 59" EAST 15.00 FEET TO THE INITIAL POINT;

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE LOTS 1 AND 2, AND THOSE PORTIONS OF LOTS 7 AND 8, SAID SOUTH HALF DOUBLE BLOCK "7", BEING DEED TO PAUL TREATMENT CENTERS, INC. RECORDED MAY 31, 2015 AS DOC. NO. 2015-06559, INTO THE CONGREGIOUS PARCEL 1, AS SHOWN HEREON.

PARCEL 1 WAS DETERMINED TO BE A PORTION OF SAID SOUTH HALF DOUBLE BLOCK "7", SAID BLOCK BEING BOUNDED BY THE NORTHWESTLY RIGHT-OF-WAY LINE OF SW 13TH AVENUE, THE NORTHEASTLY RIGHT-OF-WAY LINE OF SW ALDEN STREET, THE EASTERN CORNER OF SAID SOUTH HALF DOUBLE BLOCK "7", AND SAID POINT BEING NORTH 89° 58' 58" WEST 100.00 FEET AND NORTH 89° 58' 58" WEST 200.00 FEET TO THE NORTHWESTLY RIGHT-OF-WAY LINE OF SW 13TH AVENUE (80 FEET WIDE); SAID POINT BEING AT THE INTERSECTION OF THE SOUTHEASTLY RIGHT-OF-WAY LINE OF SW 13TH AVENUE (80 FEET WIDE) AND THE SOUTHWESTLY RIGHT-OF-WAY LINE OF SW WASHINGTON STREET (80 FEET WIDE); SAID POINT BEING NORTH 89° 58' 58" WEST 100.00 FEET AND NORTH 89° 58' 58" WEST 200.00 FEET TO THE NORTHWESTLY RIGHT-OF-WAY LINE OF SW 13TH AVENUE (80 FEET WIDE); THENCE ALONG SAID NORTHWESTLY RIGHT-OF-WAY LINE SOUTH 69° 14' 04" EAST 200.00 FEET TO THE NORTHWESTLY RIGHT-OF-WAY LINE OF SW 13TH AVENUE (80 FEET WIDE); AT THE EASTERN CORNER OF LOT 3, SAID SOUTH HALF OF DOUBLE BLOCK "7", THENCE ALONG SAID SOUTHWESTLY RIGHT-OF-WAY LINE SOUTH 69° 14' 04" EAST 200.00 FEET TO THE NORTHWESTLY RIGHT-OF-WAY LINE OF SW 13TH AVENUE (80 FEET WIDE); THENCE ALONG SAID NORTHWESTLY RIGHT-OF-WAY LINE SOUTH 20° 45' 59" WEST 100.00 FEET TO THE EASTERN CORNER OF SAID LOT 3; THENCE ALONG THE NORTHWESTLY LINE OF SAID LOT 3 AND LOT 4, SAID SOUTH HALF OF DOUBLE BLOCK "7", NORTH 02° 03' 31" WEST 14.81 FEET; THENCE NORTH 19° 45' 39" WEST 61.19 FEET; THENCE NORTH 56° 37' 54" WEST 3.78 FEET TO A POINT BEING 15.00 FEET SOUTHWEST OF THE SOUTHWESTLY RIGHT-OF-WAY LINE OF SW WASHINGTON STREET (80 FEET WIDE), WHEN MEASURED PERPENDICULAR THERETO; THENCE NORTH 69° 14' 04" WEST 8.00 FEET TO SAID SOUTHWESTLY RIGHT-OF-WAY LINE OF SW 13TH AVENUE; THENCE ALONG SAID SOUTHWESTLY RIGHT-OF-WAY LINE NORTH 20° 45' 59" EAST 15.00 FEET TO THE INITIAL POINT.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE, ESTABLISHED USING THE OREGON REAL-TIME GPS NETWORK (ORGN). THE RESULTANT BEARING OF THE CENTRAL LINE OF SW 13TH AVENUE IS NORTH 20° 45' 59" EAST; SAID SW 13TH AVENUE CENTRAL LINE WAS ESTABLISHED 40.00 FEET SOUTHEAST OF MONUMENT "X" (PER SA 5292) AND 35.00 FEET NORTHWEST OF MONUMENT "B" (PER R1).

THE SOUTHWESTERN LINE OF SAID SOUTH HALF DOUBLE BLOCK "7" WAS ESTABLISHED AS THE NORTHWESTLY RIGHT-OF-WAY LINE OF SW 13TH AVENUE, BEING 40.00 FEET NORTHWEST OF SW 13TH AVENUE CENTRAL LINE, DERIVED ABOVE (PER R1). THE SOUTHWESTERN LINE OF SAID SOUTH HALF DOUBLE BLOCK "7" WAS ESTABLISHED AS THE SOUTHWESTLY RIGHT-OF-WAY LINE OF SW WASHINGTON STREET (80 FEET WIDE), BEING 10.00 FEET NORTHWEST OF SW WASHINGTON STREET CENTRAL LINE, DERIVED ABOVE (PER R1). THE SOUTHWESTERN LINE OF SAID SOUTH HALF DOUBLE BLOCK "7" WAS ESTABLISHED AS THE SOUTHWESTLY RIGHT-OF-WAY LINE OF SW ALDEN STREET (80 FEET WIDE), BEING 10.00 FEET NORTHWEST OF SW ALDEN STREET CENTRAL LINE, DERIVED ABOVE (PER R1). THE RESOLUTION DERIVED ABOVE RESULTS IN SAID SOUTH HALF DOUBLE BLOCK "7" BEING A 200.00 FOOT SQUARE, MATCHING ORIGINAL PLAT DIMENSIONS (PER R1). INDIVIDUAL LOTS WERE ESTABLISHED AT RECORD DIMENSIONS OF 50.00 FEET BY 100.00 FEET (PER R1). THE SOUTHWESTERN LINE OF PARCEL 1 WAS ESTABLISHED AS THE SOUTHWESTERN LINE OF SAID LOTS 3 AND 2. THE WESTERN LINE OF PARCEL 1 WAS ESTABLISHED FROM RECORD DATA PER R8, ALIGNED TO SAID SOUTH HALF DOUBLE BLOCK "7" AS DEFINED ABOVE.

**DECLARATION:**

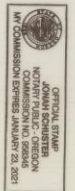
I, THE ENGINEER, KNOW ALL PEOPLE BY THESE ASSURANCES THAT THE PLAT, TREATMENT CENTERS, INC., AN OREGON NON-PROFIT CORPORATION IS THE OWNER OF THE PROPERTY REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DOES HEREBY DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, AND HAS CAUSED THE PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

*Maria Weber*  
MARIE WACKER, CHIEF EXECUTIVE OFFICER  
OF PAUL TREATMENT CENTERS, INC., AN OREGON NON-PROFIT CORPORATION

**ACKNOWLEDGEMENT:**

STATE OF OREGON )  
COUNTY OF MULTNOMAH ) SS  
I, *Maria Weber*, )  
KNOW ALL PEOPLE BY THESE PRESENTS, THAT ON THIS 23rd DAY OF January, 2019 BEFORE ME,  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED  
MARIE WACKER AS CHIEF EXECUTIVE OFFICER FOR DE PAUL TREATMENT CENTERS, INC., AN OREGON NON-PROFIT CORPORATION AND THAT THEY ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE OF THEIR VOLUNTARY ACT AND DEED,  
ON BEHALF OF SAID CORPORATION.

*Jenaki Schuster*  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 9583415  
MY COMMISSION EXPIRES January 23, 2021



**PARTITION PLAT NO.**

A REPART OF LOTS 1 & 2, AND PORTIONS OF LOTS 7 & 8, SOUTH HALF OF DOUBLE BLOCK "7", PLAT OF CITY OF PORTLAND, LOCATED IN THE SE QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
DATE: 1/23/2019

**APPROVALS:**

APPROVED THIS 24th DAY OF JANUARY, 2019  
BY: *Jenaki Schuster*  
CITY OF PORTLAND, PLANNING DIRECTOR'S DELEGATE

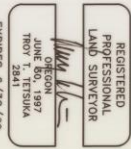
APPROVED THIS 16th DAY OF JANUARY, 2019  
BY: *John J. Tamm*  
CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
COUNTY SHERIFF,  
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 ) SS  
I, DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
AT \_\_\_\_\_, OR,  
AS PARTITION PLAT NO. \_\_\_\_\_  
COUNTY RECORDING OFFICE

BY: \_\_\_\_\_  
DEPUTY  
DOCUMENT NO. \_\_\_\_\_



111 SW Fifth Ave., Suite 2400  
Portland, OR 97204  
P: 503.224.2229  
F: 503.224.4881  
www.kpoff.com