



**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:** March 11, 2019  
**To:** Interested Person  
**From:** Shawn Burgett, Land Use Services  
503-823-7618 / [shawn.burgett@portlandoregon.gov](mailto:shawn.burgett@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 18-266205 LC**

#### **GENERAL INFORMATION**

**Applicant/Owner:** Jonathan W Shannon & Cody M Shannon  
5711 SE 51st Ave, Portland, OR 97206  
503-320-8194 / [jwshannon\\_us@yahoo.com](mailto:jwshannon_us@yahoo.com)

**Representative:** Danelle Isenhardt | Emerio Design  
6445 SW Fallbrook Pl., Suite 100, Beaverton, OR 97008

**Site Address:** 5711 SE 51ST AVE

**Legal Description:** BLOCK 7 LOT 1-3, GERMANIA  
**Tax Account No.:** R313400900  
**State ID No.:** 1S2E18CA 02900  
**Quarter Section:** 3635, 3636

**Neighborhood:** Woodstock, contact Ed Herrera at [ed4woodstock@gmail.com](mailto:ed4woodstock@gmail.com)  
**Business District:** Woodstock Community Business Association, contact Ann Sanderson at [anndango@gmail.com](mailto:anndango@gmail.com).

**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.

**Zoning:** R5 (Single Family Residential 5,000 sq. ft.)  
**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 Historic Lots 2 and 3 of Germania, Block 7 into one parcel. The lot consolidation is in preparation for a future Property Line Adjustment/Lot Confirmation (reviewed under PR 18-217496 PLA LC) with the abutting Lot 1 under the same ownership. The property line adjustment/lot confirmation will result in an additional developable lot that will have street frontage on SE Reedway St. directly west of the existing house. The property line adjustment is not part of this review.

**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 Standards.

**ANALYSIS**

**Site and Vicinity:** The existing single-family home located on the site which was built in 1917 is proposed to remain. The properties directly adjacent to the subject are all single-family residential homes.

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

**Land Use History:** City records indicate that the applicant has applied for a property line adjustment under 18-217496 PR in association with Lot 1, Block 7 of Germania. The property line adjustment proposed cannot be approved until the lot consolidation is recorded.

**Agency Review** The service Bureaus have responded with mostly no issues or concerns about the proposal (exhibits E): Life Safety (exhibit E.6) indicated they could not support the proposal since the proposed lot line crosses through the existing detached garage as shown on Exhibit C.2. However, as indicated above the lot consolidation is in preparation for a future Property Line Adjustment/Lot Confirmation (reviewed under PR 18-217496 PLA LC, see Exhibit G.2) with the abutting Lot 1 under the same ownership. The property line adjustment/lot confirmation will result in an additional developable lot that will have street frontage on SE Reedway St. directly west of the existing house and will result in the lot line currently going through the existing detached garage to be re-oriented, so it no longer crosses through this structure. A condition of approval has been added to ensure the Property Line Adjustment/Lot Confirmation is completed prior to new development on this lot which will ensure no future Building code conflicts.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **December 7, 2018**. No written response has been received from a 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. The requested lot consolidation review is being reviewed under the Type Ix procedure.

**Approval Standards for a Lot Consolidation**

**33.675.300 Standards**

**A lot consolidation must meet the following standards:**

- 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 proposed site is in the R5 zone. Approval standard is related to the required lot dimensions and creation of a consolidated parcel that will either meet the lot dimension standards of the zone or meet the listed exceptions. The proposed consolidated lot meets the lot dimension standards of the R5 zone. The site meets the minimum lot area, lot width, minimum depth and front lot line requirements of the R5 zone.

	<b>R5 Zone Requirement</b>	<b>Parcel 1 (after consolidation)</b>
Minimum Lot Area	3,000 square feet	5,000 square feet
Maximum Lot Area	8,500 square feet	
Minimum Lot Width*	36 ft.	50 feet
Minimum Front Lot Line	30 ft.	50 feet
Minimum Lot Depth	None	100 feet

\* Width is measured by placing a rectangle along the minimum front building setback line specified for the zone. The rectangle must have a minimum depth of 40 feet, or extend to the rear of the property line, whichever is less.

As noted herein, the proposed consolidated lot meets standard A.

- 2. Maximum density. If the consolidation brings the lot consolidation site closer to conformance with maximum density requirements, the consolidation does not have to meet maximum density requirements;**

**Findings:** The maximum density of the consolidated lot is  $(5,000/5,000) = 1$  unit. Therefore the maximum density will not be exceeded by consolidating the historic lots that currently make up this site. This standard is met.

- 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 the lots within this lot consolidation site have street frontage, therefore this standard 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:** None of lots in the lot consolidation site are through lots, therefore this standard does not apply.

- 5. Split zoning. If any of the existing lots within the lot consolidation site are in more than one base zone, then the consolidated lot may be in more than one base zone.**

**Findings:** This site contains only one zoning designation; therefore the consolidated lot will not have split zoning. This standard does not apply.

**B. Conditions of land division approvals. The lot consolidation must meet one of the following:**

- 1. All conditions of previous land division approvals continue to be met or remain in effect; or**
- 2. The conditions of approval no longer apply to the site, or to development on the site, if the lots are consolidated.**

**Findings:** There are no previous land use case conditions for this site, therefore this standard does not apply.

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

**Findings:** There are no previous land use case conditions for this site, therefore this standard does not apply.

**D. Services. The lot consolidation does not eliminate the availability of services to the lots, and the consolidated lots are not out of conformance with service bureau requirements for water, sanitary sewage disposal, and stormwater management.**

**Findings:** The service bureaus (see Exhibits E.1, E.3 and E.5) have all indicated that they have no concerns with the proposal. This criterion 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 2 and 3; Block 7 of Germania 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 out of historic Lots 2 and 3; Block 7 of Germania, as illustrated by Exhibit C.1, signed and dated March 6, 2019 with the following condition of approval:

1. A Property Line Adjustment and Lot Confirmation of Historic Lot 1, Block 7, Germania and re-orientation of this lot to provide lot frontage along SE Reedway St. as proposed under PR 18-217496 PLA LC (exhibit G.2) must be City approved and recorded with Multnomah County prior to any new development on this site.

**Staff Planner: Shawn Burgett**

**Decision rendered by:**  \_\_\_\_\_ **on March 6, 2019**

By authority of the Director of the Bureau of Development Services

**Decision mailed March 11, 2019**

**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 (6/4/19), OR THIS DECISION WILL BECOME NULL AND VOID**

**Procedural Information.** The application for this land use review was submitted on **November 14, 2019**, and was determined to be complete on **December 5, 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 November 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 the 120-day review period.

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**This decision, and any conditions associated with it, is final.** It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

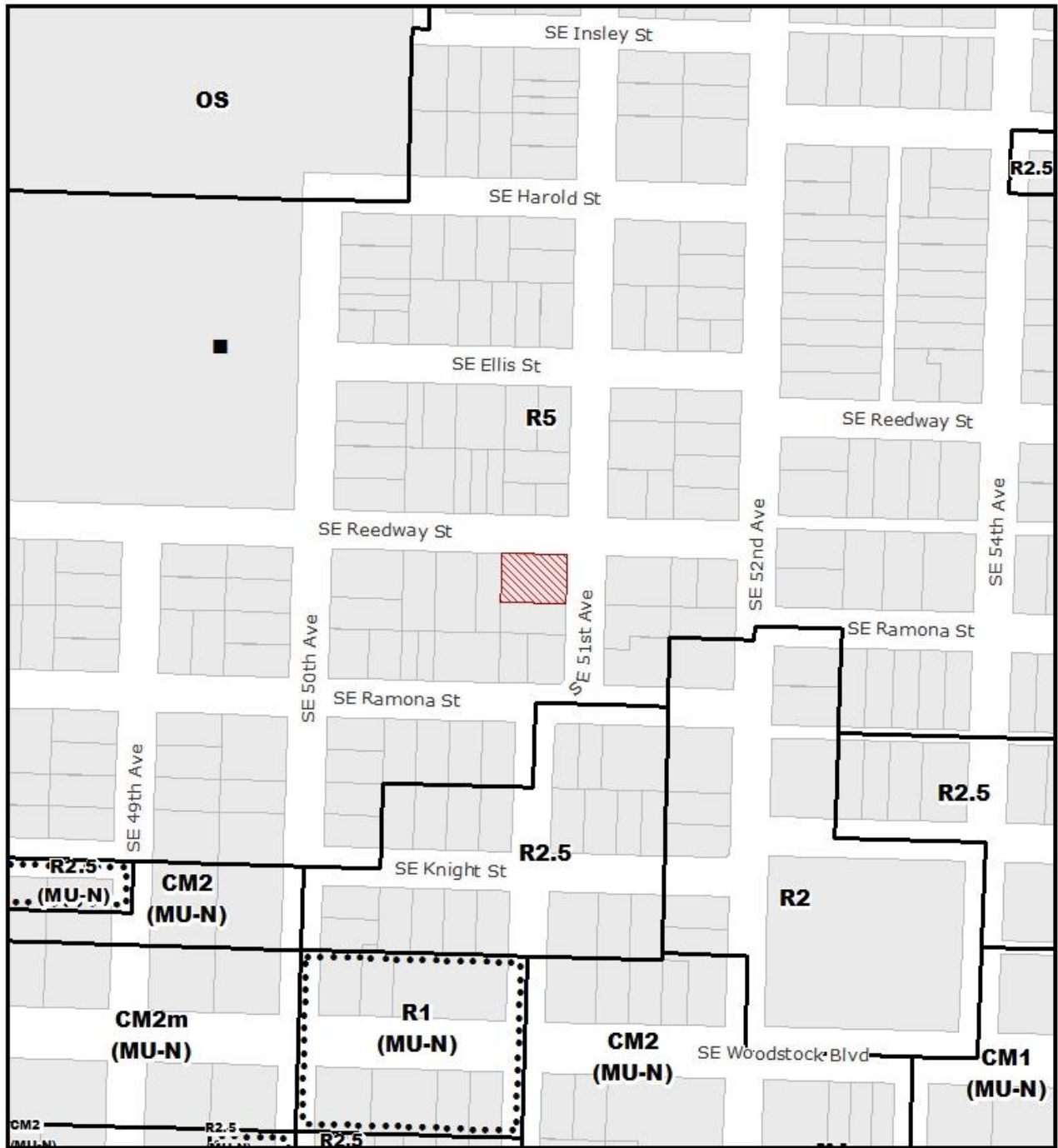
The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Applicants Narrative
  - 2. Expediated Land Division Acknowledgement
  - 3. Historic Plat
  - 4. Legal Description
  - 5. Survey submitted 11/14/18
  - 6. Title Report
  - 7. Full size Supplemental Survey
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Supplemental Survey
- 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: (None Received)
- G. Other:
  - 1. Original LU Application
  - 2. PLA proposal (PR 18-217496 PLA LC)

**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**   
NORTH

 Site  
 Historic Landmark

File No.	LU 18-266205 LC
1/4 Section	3635,3636
Scale	1 inch = 200 feet
State ID	1S2E18CA 2900
Exhibit	B Nov 16, 2018

**PARTITION PLAT NO. \_\_\_\_\_**  
**A REPLAT OF**  
**LOTS 2 AND 3, BLOCK 7, "GERMANIA"**  
**LOCATED IN THE**  
**S.W. 1/4 OF SECTION 18, T.1S., R.2E., W.M.**  
**CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON**  
 FEBRUARY 3, 2019  
 CITY OF PORTLAND CASE FILE NO. 2018-217496-PR

**NARRATIVE**  
 APPROVED BY THE CITY OF PORTLAND IN CASE FILE NO. 2018-217496-PR.  
 AS THE BASIS OF BEARINGS, I USED SOUTH 89°40'20" EAST, ON THE SOUTH RIGHT OF WAY LINE OF S.E. REEDWAY STREET AND SOUTH 89°40'20" WEST, ON THE NORTH RIGHT OF WAY LINE OF S.E. REEDWAY STREET. THE DISTANCES OF 100.00 FEET AND 100.00 FEET SOUGHTLY FROM SAID RIGHT OF WAY LINE PER R7, AND R4, THE WEST BOUNDARY LINE WAS OFFSET 100.00 FEET WESTERLY FROM SAID RIGHT OF WAY LINE PER R7. LOTS 2 AND 3 WERE CONSOLIDATED AS APPROVED BY THE CITY OF PORTLAND IN CASEFILE NO. 2018-217496-PR.

**REGISTERED**  
**PROFESSIONAL**  
**LAND SURVEYOR**  
  
 JON ZEFF  
 JANUARY 12, 1987  
 EXP. 12-31-19

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

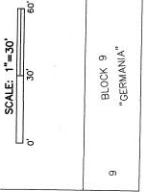
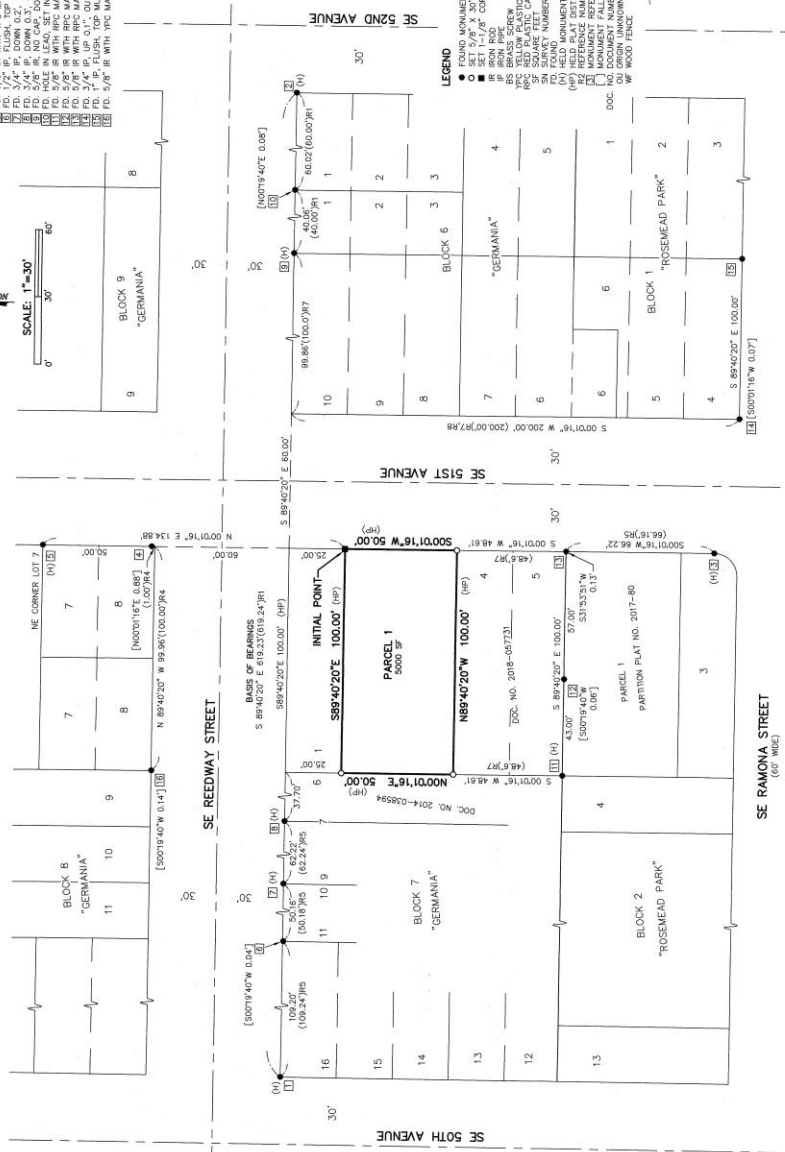
**MONUMENT REFERENCE TABLE**

1	FD. 3/4" IP, DOWN 0.5", O.U. POSSIBLY SET IN R7
2	FD. 3/4" IP, DOWN 0.5", O.U. POSSIBLY SET IN R7
3	FD. 5/8" IR WITH VPC MARKED "CENTERLINE CONCEPT", FLUSH, BROWN CAP, SET IN R4
4	FD. 5/8" IR WITH VPC MARKED "CENTERLINE CONCEPT", DOWN 0.2", SET IN R4
5	FD. 1/2" IP, FLUSH, TOP RUSTED AWAY, POSSIBLY SET IN R4
6	FD. 1/2" IP, FLUSH, TOP RUSTED AWAY, POSSIBLY SET IN R4
7	FD. 3/4" IP, DOWN 0.1", SET IN R4 ON RS
8	FD. 3/4" IP, DOWN 0.1", SET IN R4 ON RS
9	FD. 5/8" IR, NO CAP, DOWN 0.1", POSSIBLY SET IN R1
10	FD. 5/8" IR WITH VPC MARKED "YAN LS 58833", UP 0.2", SET IN RS
11	FD. 5/8" IR WITH VPC MARKED "YAN LS 58833", FLUSH, SET IN RS
12	FD. 5/8" IR WITH VPC MARKED "YAN LS 58833", FLUSH, SET IN RS
13	FD. 3/4" IP, UP 0.1", O.U. SHOWN ON R6
14	FD. 3/4" IP, UP 0.1", O.U. SHOWN ON R6
15	FD. 5/8" IR WITH VPC MARKED "CENTERLINE CONCEPT", FLUSH, SET IN R4
16	FD. 5/8" IR WITH VPC MARKED "CENTERLINE CONCEPT", FLUSH, SET IN R4

**REFERENCES**  
 R1 SN 61489  
 R2 SN 61489  
 R3 SN 61837  
 R4 SN 61837  
 R5 SN 65846 Pt. 1, NO. 2017-80  
 R6 Pt. 1, NO. 2017-80  
 R7 PLAT OF "GERMANIA"  
 R8 PLAT OF "ROSEMEAD PARK"

**LEGEND**  
 (H) THIS MONUMENT WAS NOTED  
 (P) SET 5/8" X 3/32" IRON ROD WITH VPC MARKED "EMERIO DESIGN" SET ON 1-4-19  
 (R) SET 1-1/2" COPPER DISK MARKED "EMERIO DESIGN" SET ON 1-4-19  
 (S) IRON PIPE  
 (V) VPC YELLOW PLASTIC CAP  
 (W) WOOD FENCE  
 (X) FOUND NUMBER, MULTNOMAH COUNTY SURVEY RECORDS  
 (Y) FIELD MONUMENT POSITION  
 (Z) REFERENCE NUMBER (R)  
 (1) MONUMENT FALLING NUMBER  
 (2) MONUMENT FALLING NUMBER  
 (3) DOC. NO. DOCUMENT NUMBER, MULTNOMAH COUNTY DEED RECORDS  
 (4) MONUMENT NUMBER, MULTNOMAH COUNTY DEED RECORDS  
 (5) WOOD FENCE

**EMERIO**  
*Design*  
 6445 SW FALLBROOK PLACE, STE. 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 435-8812  
 FAX: (503) 435-8812  
 www.emeriodesign.com  
 JOB NO. 0500-317





**PARTITION PLAT NO. \_\_\_\_\_**  
 A REPLAT OF  
 LOTS 2 AND 3, BLOCK 7, OF THE PLAT OF "GERMANIA"  
 LOCATED IN THE S.W. 1/4 OF SECTION 18, T.1S., R.2E., W.M.  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
 FEBRUARY 5, 2019  
 CITY OF PORTLAND CASE FILE NO. 2018-217496-PR

**DECLARATION**  
 I, JONATHAN W. SHANNON, COUNTY CLERK OF MULTNOMAH COUNTY, OREGON, DO HEREBY CERTIFY THAT THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 07/15/2019 BY JONATHAN W. SHANNON AND CODY M. SHANNON AS SHOWN ON THE ANNEXED MAP, AND HAVE CAUSED THE CERTIFICATE AND AS SHOWN ON THE ANNEXED MAP, AND HAVE CAUSED THE INSTRUMENT TO BE RECORDED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

*[Signature]*  
 JONATHAN W. SHANNON  
 COUNTY CLERK

**ACKNOWLEDGEMENT**  
 STATE OF OREGON }  
 COUNTY OF MULTNOMAH } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 07/15/2019  
 BY JONATHAN W. SHANNON AND CODY M. SHANNON.  
*[Signature]*  
 Notary Public - Oregon  
 COMMISSION NO. 940882A  
 MY COMMISSION EXPIRES: 07/15/2019



**SURVEYOR'S CERTIFICATE**  
 I, JON I. FEDION, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED PARTITION PLAT, SAID LAND BEING DESCRIBED AS FOLLOWS:  
 LOTS 2 AND 3, BLOCK 7, OF THE PLAT OF "GERMANIA", MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE S.W. 1/4 OF SECTION 18, T.1S., R.2E., W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INITIAL POINT WHERE I SET A 1-1/8" BERTHSEN COPPER DISK MARKED "EMERIG DESIGN" AT THE NORTHEAST CORNER OF SAID LOT 2, SAID INITIAL POINT BEARS SOUTH 00°10'00" WEST 50.00 FEET TO THE WEST CORNER OF SAID LOT 2, SAID WEST CORNER BEARS SOUTH 00°10'00" WEST 50.00 FEET TO THE WEST CORNER OF SAID LOT 3, THENCE ALONG THE EAST LINE OF SAID LOTS 2 AND 3, SOUTH 00°10'00" WEST 50.00 FEET TO THE WEST CORNER OF SAID LOT 3, THENCE ALONG THE WEST LINE OF SAID LOTS 3 AND 2, NORTH 00°10'00" EAST 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THENCE ALONG THE NORTH LINE OF SAID LOT 2, SOUTH 89°40'20" EAST, 100.00 FEET TO THE INITIAL POINT.  
 CONTAINING 5000 SQUARE FEET, MORE OR LESS.



**CITY OF PORTLAND APPROVALS**  
 APPROVED THIS 6th DAY OF March 2019  
 BY: *[Signature]*  
 CITY OF PORTLAND PLANNING DIRECTOR DELEGATE

APPROVED THIS 26th DAY OF February 2017  
 BY: *[Signature]*  
 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 AND TAXATION, MULTNOMAH COUNTY, OREGON

BY: DEPUTY \_\_\_\_\_  
 STATE OF OREGON }  
 COUNTY OF MULTNOMAH } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS PREPARED FOR RECORD AND RECORDED

AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M. \_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_

AS PARTITION PLAT NO. \_\_\_\_\_  
 COUNTY RECORDING OFFICE

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

**PLAT NOTES**  
 1) THIS PARTITION PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NUMBER 2018-217496-PR.

**EMERIO Design**  
 6445 SW FALLBROOK PLACE, STE. 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 638-9892  
 FAX: (503) 638-9892  
 www.emeriodesign.com  
 JOB NO. 0500-317  
**SHEET 2 OF 2**