



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
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www.portlandoregon.gov/bds

Date: October 4, 2019
To: Interested Person
From: Lois Jennings, Land Use Services
503-823-2877 or 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 19-202086 LC

GENERAL INFORMATION

Applicant: Jim Lashbaugh | Vintage Properties NW Llc Et Al
6114 SE 19th Ave | Portland, OR 97202
503-970-9033 or jimlash@comcast.net

Owners: Vintage Properties NW LLC
6114 SE 19th Avenue | Portland, OR 97202

Skoro Homes LLC
P.O. Box 3219 | Clackamas, OR 97015

Site Address: 4240 SE GLENWOOD ST

Legal Description: BLOCK 2 INC PT VAC ALLEY ACCR BY ORD 104189 LOT 8-10, DOVER

Tax Account No.: R216800440

State ID No.: 1S2E19BB 12900

Quarter Section: 3735

Neighborhood: Woodstock, contact at sage.wna@gmail.com

Business District: Woodstock Community Business Association, contact at norberg@myexcel.com

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

Plan District: None

Other Designations:

Zoning: R5-Single-Family Residential (5,000 s.f.)

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 8 and 9, Block 2 of Dover subdivision with the portions of vacated alley into one Parcel. This lot consolidation is in preparation for a property line adjustment with abutting Lot 10, Block 2, Dover under the same ownership. The existing house will be removed from the site. A demolition permit, 19-169594 RS, to remove the existing house on the site is currently under inspection. The reconfigured lots would be available for development of new houses.

The Property Line Adjustment application, 2019-171574 PR, is not part of this review. With the Property Line Adjustment request, the applicant proposes to adjust the common property line between the consolidated property and Lot 10.

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

ANALYSIS

Site and Vicinity: The house that existed on the site was approved to be removed under building permit #19-169594 RS and therefore the site is currently vacant. The site is on the south side of SE Glenwood Street and abutting Lewis Elementary school to the east.

Within this vicinity, properties are developed with 1-2 story single-family residences. The R5 single-family residential zoning is to the north/south/west and east of this site. Berkeley park is approximately 1200-1300-ft. to the southwest of this property. Commercial uses are established along SE Woodstock Boulevard five blocks north of this site, where CM2 zoning is designated

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 there is prior land use history for this site:

- 2019-171574 PR- A property line adjustment is currently under review at this site.

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed August 7, 2019

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 and Water Bureau comments are addressed under the applicable criteria.
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.

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 R5 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. The proposed consolidated lot as shown in the table below meets the minimum lot dimensions standards.

	R5 Zone Requirement	Parcel 1 (after consolidation)
Minimum Lot Area	3,000 s.f.	5,376 s.f.
Maximum Lot Area	8,500 s.f.	
Minimum Lot Width*	36 ft.	50-ft.
Minimum Front Lot Line	30 ft.	50- ft.
Minimum Lot Depth	50 ft.	107.5 ft.

* 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.

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: The maximum density of the consolidated lot is 1 unit. Therefore, the maximum density will not be exceeded by consolidating the historic lots that currently make up this site.

- 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 Parcel 1 will not be a through lot. Therefore, this requirement does not apply.

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

Findings: This site contains only one zoning designation, therefore the consolidated lot will not have split zoning. This 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 Service Bureaus have reviewed this proposal and provide the following comments:

WATER: *Water Bureau (Exhibit E.3):* Water is available from the 8-inch main in SE Glenwood Street. Water Bureau has reviewed the proposal and water availability does not change for the consolidated parcel. Water Bureau has no objections to this lot consolidation proposal.

SANITARY SERVICE AND STORMWATER MANAGEMENT

Bureau of Environmental Services(BES) (Exhibit E.1):

Sanitary: There is a public 12-inch VSP combined sewer in SE Glenwood Street (BES as-built #0770). BES has reviewed the proposal and has determined that consolidating the existing lots as proposed in this application will not eliminate the availability of sanitary service to the lots. The existing structure is connected to the combined sewer in SE Glenwood Street in the frontage of the subject property. This lateral must be capped with the demolition permit and will be available for the future use on the lot on which it is located. The consolidated lots will not be out of conformance with BES sanitary service requirements. No new connections are proposed as part of this lot consolidation.

Stormwater: BES has reviewed the proposal and has determined the requested lot consolidation does not eliminate the availability of stormwater management system for future development. The lots to be consolidated are not out of conformance with BES requirements for stormwater management. BES will require a detailed stormwater management plan for future development during the building permit review.

BES does not object to approval of this lot consolidation proposal.

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).

The availability of services is not eliminated by the proposed lot consolidation and the consolidated lots will not be going out of conformance with the service bureau requirements. 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 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.

The site consists of Lots 8, 9 and 10, Block 2 of Dover Subdivision. Lots 8 and 9, Block 2 of Dover Subdivision are being consolidated into one parcel. This lot consolidation will reestablish a lot line between Lot 10 and the new consolidated parcel. However, Lot 10 does not meet the minimum requirement for a primary structure under 33.110.212 because it is less than 36-ft. wide and had a primary structure on it within the last five years. The proposed property line adjustment application, 19-171547 PR, once completed will make the lot buildable.

The site is currently vacant and therefore no development standards are affected by this lot consolidation proposal. At the time of development on the lots, the property will need to meet the Zoning Code.

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.

Bureau	Code Authority and Topic
Development Services/503-823-7300 www.portlandonline.com/bds	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 www.portlandonline.com/bes	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 www.portlandonline.com/fire	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 www.portlandonline.com/transportation	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489 www.portlandonline.com/parks	Title 11 –Trees
Water Bureau/503-823-7404 www.portlandonline.com/water	Title 21 – Water availability

CONCLUSIONS

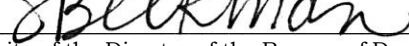
The applicant proposes to consolidate Lots 8 & 9, Block 2 of Dover Subdivision into one parcel, as shown on the lot consolidation plat survey. The lot consolidation is required to be able to complete the related property line adjustment (19-171574 PR). Lot 10 is not eligible for a primary structure under its current configuration.

As discussed above, 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 one parcel of historic lots, Lot 8 and Lot 9, Block 2 of Dover subdivision, as illustrated by Exhibit C.1, signed and dated September 27, 2019

Staff Planner: Lois Jennings

Decision rendered by:  **on September 27, 2019**
By authority of the Director of the Bureau of Development Services

Decision mailed: October 4, 2019

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

THE SIGNED FINAL PLAT MUST BE RECORDED WITH MULTNOMAH COUNTY DEED RECORDS WITHIN 90 DAYS OF THE DATE OF THIS DECISION (January 2, 2020), 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 July 31, 2019 and was determined to be complete on August 5, 2019.

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 July 31, 2019.

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. Unless further extended by the applicant, **the 120 days will expire on: December 3, 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. Title Report
 - 2. Articles of Organization of Skoro Construction
 - 3. Dover Subdivision plat
 - 4. Applicant's narrative addressing approval criteria
 - 5. Legal description of new Parcel
 - 6. Existing and Proposed Conditions survey
 - 7. Lot consolidation plat survey
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Lot Consolidation Plat 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 Section of BDS
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application
 - 2. Lot Consolidation Plat status report
 - 3. E-mail communication with applicant

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).



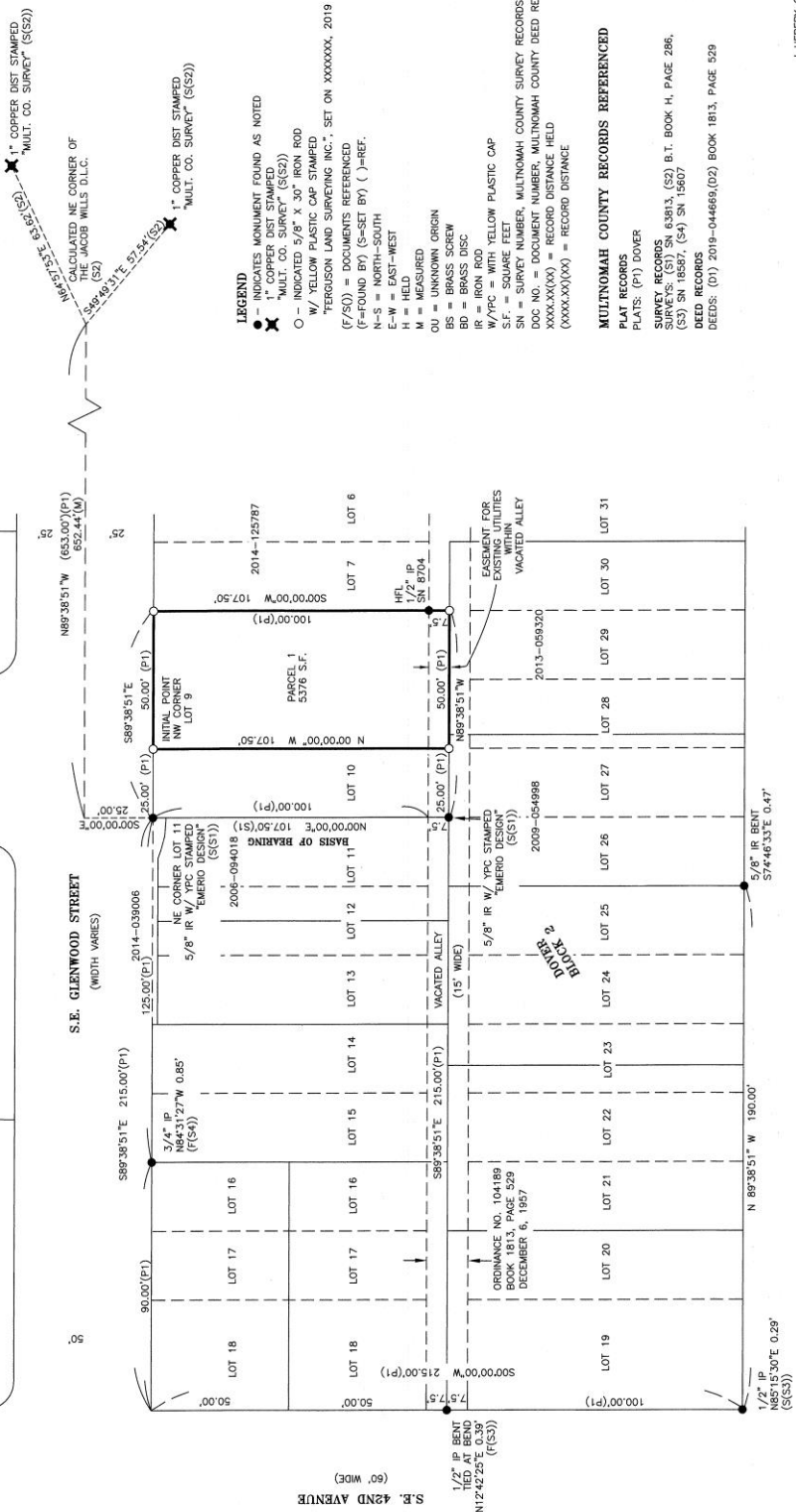
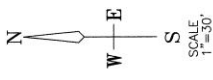
ZONING 
NORTH

 Site

File No.	LU 19-202086 LC
1/4 Section	3735
Scale	1 inch = 200 feet
State ID	1S2E19BB 12900
Exhibit	B Aug 02, 2019

PARTITION PLAT NO.

REPLAT OF LOTS 8 & 9, BLOCK 2, "DOVER"
TOGETHER WITH THAT PORTION OF VACATED ALLEY
WITHIN BLOCK 2 PER ORDINANCE NO. 104189
SITUATED IN THE NW 1/4 OF SECTION 19, T.1S., R.2E., W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
DATE: JULY 23, 2019



- LEGEND**
- - INDICATES MONUMENT FOUND AS NOTED
 - ⊗ - 1" COPPER DIST STAMPED
 - - MULT. CO. SURVEY (S(S2))
 - W - INDICATED 5/8" X 3/8" IRON ROD
 - W - YELLOW PLASTIC CAP STAMPED
 - (F/SO) - DOCUMENTS REFERENCED
 - (F=FOUND BF) (S=SET BY) ()=REF.
 - N-S = NORTH-SOUTH
 - E-W = EAST-WEST
 - M = MEASURED
 - OU = UNKNOWN ORIGIN
 - BS = BRASS SCREW
 - BD = BRASS DISC
 - IR = IRON ROD
 - W/YPC = WITH YELLOW PLASTIC CAP
 - S.F. = SQUARE FEET
 - SN = SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
 - DOCK XXX(X) = DOCUMENT NUMBER, MULTNOMAH COUNTY DEED RECORDS
 - (XXXXXX)(XX) = RECORD DISTANCE FIELD
 - (XXXXXX)(XX) = RECORD DISTANCE

MULTNOMAH COUNTY RECORDS REFERENCED
PLAT RECORDS
PLATS: (F) DOVER
SURVEY RECORDS
SURVEY(S) (S1) SN 63613, (S2) B.T. BOOK H, PAGE 286,
(S3) SN 18887, (S4) SN 19607
DEED RECORDS
DEEDS: (D1) 2019-044669,(D2) BOOK 1813, PAGE 529

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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 26, 1980
JOE H. FERGUSON
RENEWAL DATE 12/31/19

<p>Ferguson Land Surveying, Inc. 646 SE 106TH AVE. PORTLAND, OR 97216 Phone (503) 408-0601 Fax (503) 408-0602</p>	<p>LOT CONSOLIDATION</p>	<p>VINTAGE PROPERTIES NW LLC JIM LASH 6114 SE 19TH AVE. PORTLAND, OR 97202</p>
<p>DATE: JULY 23, 2019</p>		<p>JOB NO. 19-053 DRAFTED 02.23.19</p>
<p>REVISIONS</p>		<p>SHEET 1 OF 2</p>

PARTITION PLAT NO.

REPLAT OF LOTS 8 & 9, BLOCK 2, "DOVER"
TOGETHER WITH THAT PORTION OF VACATED ALLEY
WITHIN BLOCK 2 PER ORDINANCE NO. 104189
SITUATED IN THE NW 1/4 OF SECTION 19, T.1S., R.2E., W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
DATE: JULY 23, 2019

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT VINTAGE PROPERTIES NW LLC, AN OREGON LIMITED LIABILITY COMPANY AND SKORO HOMES, LLC AN OREGON LIMITED LIABILITY COMPANY OWNER OF THE LAND RESEMBLED AND DESCRIBED IN THE SURVYOR'S CERTIFICATE, DOES HEREBY DECLARE THAT THIS MAP OF THIS PARTITION PLAT TO BE CORRECT, AND THAT THE PROPERTY PARTITIONED AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

VINTAGE PROPERTIES NW LLC
BY: James Allen Lashbaugh, MEMBER

SKORO HOMES, LLC
BY: Mate Skoro, MEMBER

ACKNOWLEDGMENT:

STATE OF OREGON } SS
COUNTY OF MULTNOMAH }

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON

September 18th, 2019,
ON BEHALF OF SAID VINTAGE PROPERTIES NW LLC

Tracy Shea Long
NOTARY SIGNATURE
NOTARY PUBLIC - OREGON
COMMISSION NO. 978142

MY COMMISSION EXPIRES September 6, 2022

ACKNOWLEDGMENT:

STATE OF OREGON } SS
COUNTY OF MULTNOMAH }

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON

September 18th, 2019,
ON BEHALF OF SAID SKORO HOMES LLC

Tracy Shea Long
NOTARY SIGNATURE
NOTARY PUBLIC - OREGON
COMMISSION NO. 978142

MY COMMISSION EXPIRES September 6, 2022

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 8 AND 9, BLOCK 2, "DOVER" WITHIN MULTNOMAH COUNTY PLAT RECORDS TOGETHER WITH THAT PORTION OF VACATED ALLEY WITHIN BLOCK 2 PER ORDINANCE NO. 104189, COUNTY DEED RECORDS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN THE SURVYOR'S CERTIFICATE, IN ACCORDANCE WITH MULTNOMAH COUNTY DEED RECORDS.

THE BASIS OF BEARING IS HELD BETWEEN FOUND MONUMENTS AS SHOWN PER SURVEY NO. 63813, MULTNOMAH COUNTY SURVEY RECORDS. THIS LINE IS ALSO BEING HELD AS THE WEST LINE OF LOT 10, SAID BLOCK 2.

THE EAST LINES OF LOTS 8, AND 10 WERE HELD PARALLEL WITH THE BASIS OF BEARING AND AT PLAT DISTANCES EASTERLY THEREOF. THE CENTERLINE OF SE GLENWOOD ST. (50' WIDE) WAS HELD FROM A POINT THAT IS 25.00' NORTH OF THE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID LOT 10 TO THE SOUTH SOUTHWEST CORNER OF THE JACOB WILLS D.L.C. NO. 43.

THE NORTH LINE OF SAID LOTS 8 AND 9 WAS HELD PARALLEL WITH SAID CENTERLINE AND THROUGH THE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID LOT 10 PER (P1).

THE CENTERLINE OF SAID VACATED ALLEY WAS HELD PARALLEL WITH SAID CENTERLINE AND THROUGH THE MONUMENT FOUND 7.50 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID LOT 10 PER S1.

SURVYOR'S CERTIFICATE:

I, JOE H. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, SAID LAND BEING DESCRIBED AS FOLLOWS:

LOT 8 & 9, BLOCK 2, "DOVER", MULTNOMAH COUNTY PLAT RECORDS, TOGETHER WITH THAT PORTION OF THE VACATED ALLEY WHICH INJURED THEREBY BY VACATION ORDINANCE NO. 104189 RECORDED IN BOOK 1813, PAGE 531, DATED OCTOBER 31, 1956, SITUATED IN THE NW 1/4 OF SECTION 19, T.1N., R.2E., W.M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "EMERIO DESIGN" FOUND AT THE NE CORNER OF LOT 11, BLOCK 2, "DOVER"; THENCE S 89°38'51" E, A DISTANCE OF 25.00 FEET ALONG THE SOUTH RIGHT OF WAY OF SE GLENWOOD ST. (50.00 FEET WIDE) TO THE INITIAL POINT, BEING A 5/8" X 30" IRON ROD WITH PLASTIC CAP STAMPED "FERGUSON LAND SURVEYING INC." SET AT THE NORTHWEST CORNER OF SAID LOT 9; THENCE CONTINUING ALONG SAID CENTERLINE OF SAID LOT 9, A DISTANCE OF 107.50 FEET TO THE NORTHEAST CORNER OF LOT 8, SAID BLOCK 2; THENCE S 07°00'00" W ALONG THE EAST LINE OF SAID LOT 8 AND THE SOUTHERLY EXTENSION THEREOF A DISTANCE OF 107.50 FEET TO A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "FERGUSON LAND SURVEYING INC." SET ON THE CENTERLINE OF SAID VACATED ALLEY (15.00 FEET WIDE) RECORDED IN BOOK 1813, PAGE 286 DATED OCTOBER 31, 1956; THENCE N 89°39'51" W ALONG THE CENTERLINE OF SAID VACATED ALLEY A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 9 AND A 5/8" IRON ROD SURVEYING INC.3 THENCE N 07°00'00" W ALONG THE WEST LINE OF SAID LOT 9 AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 107.50' TO THE INITIAL POINT.

CONTAINING 5376 S.F. MORE OR LESS

APPROVALS:

APPROVED THIS 21st DAY OF SEPTEMBER, 2019
BY: James Allen Lashbaugh, DIRECTOR'S DELEGATE
CITY OF PORTLAND, PLANNING DIRECTOR'S DELEGATE

APPROVED THIS 21st DAY OF SEPTEMBER, 2019
BY: Mate Skoro, CITY ENGINEER'S DELEGATE
CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

APPROVED THIS _____ DAY OF _____, 2019
BY: _____, COUNTY SURVEYOR,
MULTNOMAH COUNTY, OREGON

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED

BY O.R.S. 92.095 HAVE BEEN PAID AS OF _____, 2019
DIRECTOR, DIVISION OF ASSESSMENT AND TAXATION,
MULTNOMAH COUNTY, OREGON.

BY: _____ DEPUTY
STATE OF OREGON } SS
COUNTY OF MULTNOMAH }

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS
RECORDED FOR RECORD AND RECORDED _____, 2019
AT _____ M. AS PARTITION PLAT NO. _____
COUNTY RECORDING OFFICE.

BY: _____ DEPUTY
DOCUMENT NO. _____

I HEREBY CERTIFY THIS IS A
TRUE AND CORRECT COPY OF
THE ORIGINAL PARTITION PLAT.

REGISTERED
PROFESSIONAL LAND SURVEYOR

Joe H. Ferguson
OREGON
JULY 26, 1980
JOE H. FERGUSON
7-444
RENEWAL DATE 12/31/19

NOTE: THIS PLAT IS SUBJECT TO THE CONDITIONS
IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NO.
19-202086 LC

Ferguson Land Surveying, Inc.
646 SE 106TH AVE. PORTLAND, OR 97216
Phone (503) 408-0601 Fax (503) 408-0602

LOT CONSOLIDATION

VINTAGE PROPERTIES NW LLC
JIM LASH
6114 SE 19TH AVE.
PORTLAND, OR 97202

DATE: JULY 23, 2019

JOB NO. 19-053
DRAFTED 02.23.19

REVISIONS
REVISIONS
SHEET 2 OF 2