



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

Ted Wheeler, Mayor  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** December 11, 2019  
**To:** Interested Person  
**From:** Lois Jennings, Land Use Services  
503-823-2877 or [lois.jennings@portlandoregon.gov](mailto:lois.jennings@portlandoregon.gov)

## **NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has **approved** 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 19-223066 LC**

#### **GENERAL INFORMATION**

**Applicant:** Kevin Partain, Urban Visions  
223 NE 56th Ave  
Portland OR 97213  
phone#: 503-421-2967 or [kevinp@gorge.net](mailto:kevinp@gorge.net)

**Owners:** Kenneth and Sharon Garrett  
1826 SE 45<sup>th</sup> Avenue  
Portland, OR 97215  
Phone#: 503-522-4304

**Site Address:** 5775 SE 52ND AVE

**Legal Description:** BLOCK 1 LOT 1-3, ROSEMEAD PK  
**Tax Account No.:** R726300010  
**State ID No.:** 1S2E18DB 08000  
**Quarter Section:** 3636

**Neighborhood:** Woodstock, contact at [sage.wna@gmail.com](mailto:sage.wna@gmail.com)  
**Business District:** Woodstock Community Business Association, contact <http://www.woodstockbiz.com>  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.

**Plan District:** None  
**Other Designations:** None

**Zoning:** R2-low density multi-family residential (1 unit per 2,000) zone  
**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 & 3, Block 1 of Rosemead Park Subdivision into one parcel. The lot consolidation is in preparation for a future property line adjustment with abutting Lot 1 under the same ownership to establish a developable lot to the west of the existing house.

The Property Line Adjustment application, 19-223073 PR, is not part of this review. With the Property Line Adjustment, the applicant proposes to rotate the lot line between the consolidated property and Lot 1.

**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 Approval Criteria

**ANALYSIS**

**Site and Vicinity:** The existing single-family home located on the site, which was built in 1946 is proposed to remain. The properties directly adjacent to the site are developed with single-family residences.

There is a mixture of single-family residences, duplexes, and apartment complexes developed along SE 52<sup>nd</sup> Avenue to the south of this property where R2 zoning is designated. R5 single-family residential zoning is to the north and R2.5-single-family zoning is to the southwest of this site. Woodstock Park and Woodstock school are approximately 800-1000 ft. to the northwest. Commercial uses are established along SE Woodstock Boulevard two blocks south of this site, where CM2 zoning is designated.

**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.

**Land Use History:** City records indicate the following land use history for this property:

- 19-223073 PR – A property line adjustment application is under review at this time to relocate the property line from an east-west orientation to a north-south orientation to retain the house on its new lot configuration.

**Agency and Neighborhood Review:** A Notice of Proposal in your Neighborhood was mailed on September 30, 2019.

- 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 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.
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;
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;
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;
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:** 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 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):

	<b>R2 Zone Requirement</b>	<b>Parcel 1 (after consolidation)</b>
Minimum Lot Area	4,000	4,998 square feet
Minimum Lot Width*	33-ft.	50 ft.
Minimum Front Lot Line	30-ft.	50 ft.
Minimum Lot Depth	70-ft.	100 ft.

\* Width is measured at the minimum front building setback line

As noted herein, the proposed consolidated lot meets the standards of Chapter 33.612. None of the exceptions are applicable. Therefore, this criterion is met.

**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 this criterion does 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 criterion 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 the associated property line adjustment application, 19-223073 PR and provide the following comments:

**WATER**

*Water Bureau (Exhibit E.3):* Water is available from the 6-inch main in SE Ramona Street. The existing house receives service from this main via a existing water service. Water Bureau has reviewed the proposal and water availability does not change for this property. Water Bureau has no issues with this lot consolidation proposal.

**SANITARY SERVICE AND STORMWATER MANAGEMENT**

*Bureau of Environmental Services (BES) (Exhibit E.1):* Based on the submitted proposal, it appears that the lots may move out of conformance with sanitary sewer and stormwater management requirements. However, BES understands the applicant has proposed a Property Line Adjustment (PLA) case file #19-223073 PR, which once approved will bring these issues back into conformance with BES requirements for sanitary sewer and stormwater management. Therefore, BES does not object to this proposed lot consolidation, with the condition the property line adjustment be approved.

With the recommended condition of approval, the applicant must complete the Property Line Adjustment under case file# 19-223073 PR, which will ensure that the property will remain

in conformance with BES sanitary sewer and stormwater management standards. BES does not object to approval of the lot consolidation application.

The other relevant service bureaus have responded with no objections or no concerns with this lot consolidation proposal (See Service Bureau comments under Exhibit E). Therefore, with the condition noted above, the service criterion 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 1, 2 and 3, Block 1 of Rosemead subdivision. Lots 2 and 3, Block 1 of Rosemead Subdivision are being consolidated into one parcel. This lot consolidation will reestablish a lot line between Lot 1 and the new consolidated parcel. This new established lot line will place a solid line through the existing house (structure) and therefore minimum setbacks to this established new lot line would not be met for the existing house. Lot 1 meets the lot size requirement for a single-family house, but currently is not developable, since the existing house encroaches on to it.

Section 33.120.220 and Table 120-4 would require a minimum 5-ft. setback to the new lot line. To meet the setback requirement the applicant could demolish the existing house or alter the existing building. However, the applicant is proposing to relocate the line from under the building through a property line adjustment application, 19-223073 PR. The proposed property line adjustment, 19-223073 PR, once completed will meet the setback requirement from the existing house to the new property line. To ensure the site remain in compliance with Zoning code, this approval is conditional that no building permits be issued on this property until one of the following conditions is met:

- (1) Finalization of the property line adjustment approved through 19-223073 PR or other property line adjustment application which relocates the property line from under the house and in compliance with Zoning Code.
- (2) A Covenant Not to Sell the Properties Separately must be established prior to issuance of any building permits for this property.

### **OTHER TECHNICAL REQUIREMENTS**

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

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

<a href="http://www.portlandonline.com/water">www.portlandonline.com/water</a>	
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As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

The following Life Safety comments are based on the 2017 Oregon Residential Specialty Code (ORSC), henceforward referred to as the Building Code. The lot consolidation plat currently shows a solid line being placed through the existing house (structure). This property must remain in same ownership for the house as shown on Exhibit C.1 to remain in conformance with Building Code. The other alternative is to relocate the line from under the structure.

Life Safety Plan Review does not object to the approval of this proposal. This approval is conditional on the finalization of the property line adjustment approved through 19-223073 PR or other property line adjustment application which relocates the property line from under the structure and in compliance with Building Code. If the property line adjustment application, 19-22303 PR, is not finalized, a Covenant Not to Sell the Properties Separately must be established for this project (Exhibit E.6 & E.6.a).

## CONCLUSIONS

The applicant proposes to consolidate historic lots 2 and 3 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 (19-223073 PR).

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

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

## ADMINISTRATIVE DECISION

Approval of a Lot Consolidation to consolidate historic lots 2 and 3, Block 1 of Rosemead Park into one parcel, as illustrated by Exhibit C.1, signed and dated December 10, 2019. This approval is subject to the following conditions:

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

Decision rendered by:  on December 10, 2019

By authority of the Director of the Bureau of Development Services

Decision mailed December 11, 2019

Staff Planner: Lois Jennings

**About this Decision.** This land use decision is **not a permit** for development. **THE SIGNED FINAL PLAT MUST BE RECORDED WITH MULTNOMAH COUNTY DEED RECORDS WITHIN 90 DAYS OF THE DATE OF THIS DECISION by March 10, 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 September 6, 2019 and was determined to be complete on September 27, 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 September 27, 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: January 25, 2020.**

**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).

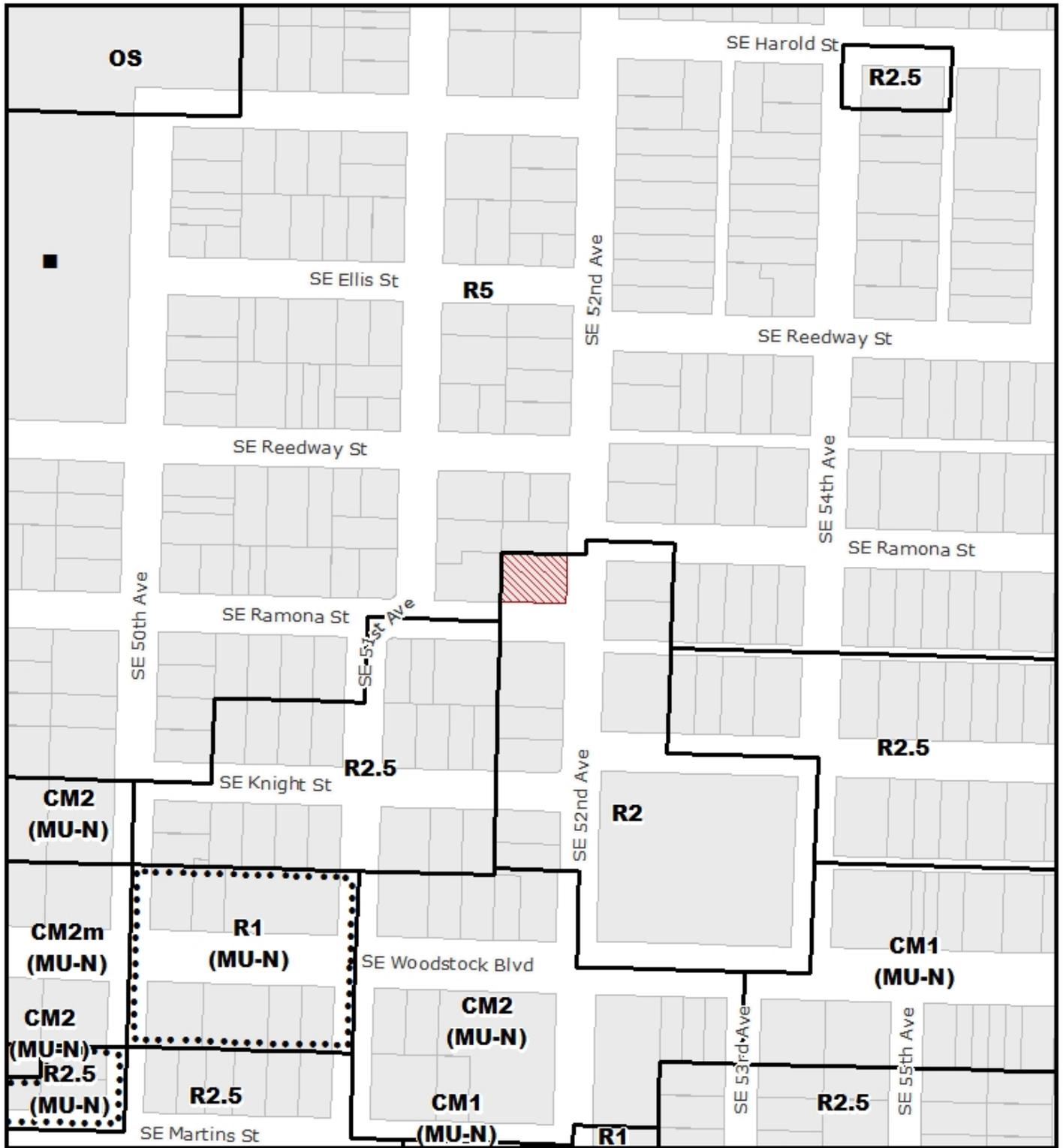
**Recording the Final Plat.** The signed plat must be recorded by the applicant with the County Deed Records within 90 days following approval by the Bureau of Development Services or the approval will be null and void.

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Narrative addressing approval criteria
  - 2. Original Subdivision Plat
  - 3. Deed History
  - 4. Title Report
  - 5. Existing Conditions survey
  - 6. Lot Consolidation plat survey
- 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 dated October 28, 2019
    - a. October 31, 2019 memo from Life Safety Section of BDS
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application
  - 2. Lot Consolidation Plat Status Letter
  - 3. E-mail Communication 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



Site



Historic Landmark

File No.	LU 19-223066 LC
1/4 Section	3636
Scale	1 inch = 200 feet
State ID	1S2E18DB 8000
Exhibit	B Sep 10, 2019



**PARTITION PLAT NO.**

A RE-PLAT OF LOTS 2 AND 3, BLOCK 1, "ROSEMEAD PARK" SITUATED IN THE SE 1/4 OF SECTION 18, T.1S., R.2E., W.M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: NOVEMBER 15, 2019

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO RE-PLAT AND CONSOLIDATE LOTS 2 AND 3 OF "ROSEMEAD PARK", MULTNOMAH COUNTY PLAT RECORDS, CONVEYED TO KENNETH AND SHARON GARRETT BY DEED RECORDED IN DOCUMENT NO. 2019-077578, MULTNOMAH COUNTY DEED RECORDS.

THE BASIS OF BEARING IS 57°00'00"E AND IS HELD BETWEEN FOUND MONUMENTS AS SHOWN, PER SURVEY NO. 65946, MULTNOMAH COUNTY SURVEY RECORDS.

THE MID-BLOCK LINE OF SAID BLOCK 1 WAS HELD PARALLEL WITH THE BASIS OF BEARING PER SAID "ROSEMEAD PARK" AND THROUGH THE BRASS SCREW FOUND NEAR THE SOUTHWEST CORNER OF SAID LOT 3 AND EXTENDED NORTHERLY PER (S1).

THE WEST RIGHT OF WAY LINE OF S.E. SAND AVE. (60' WIDE) WAS HELD PARALLEL WITH SAID BASIS OF BEARING PER SAID "ROSEMEAD PARK" AND 100.00' EASTERLY OF SAID MID-BLOCK LINE. THIS FITS THE MONUMENTS FOUND ALONG SAID S.E. SAND AVE. NORTHERLY OF THIS SITE AND LOCATED IN THE PLAT OF "GERMANIA", MULTNOMAH COUNTY PLAT RECORDS.

THE NORTH RIGHT OF WAY LINE OF S.E. RAMONA ST. (60' WIDE) WAS HELD FROM THE IRON ROD FOUND 46.88' WESTERLY OF THE CURVE POINT AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 2, SAID "ROSEMEAD PARK" THROUGH A 4.07' NORTH OFFSET FROM THE BRASS SCREW FOUND NEAR THE SOUTHWEST CORNER OF LOT 3 SAID BLOCK 1, PER SAID SURVEY NO. 68946 (S1).

THE NORTH LINE OF SAID LOT 2 WAS HELD PARALLEL WITH SAID NORTH RIGHT OF WAY LINE AT THE PLAT DISTANCE OF 50.00 FEET NORTHERLY THEREOF.

**SURVEYOR'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:

LOTS 2 AND 3, BLOCK 1, "ROSEMEAD PARK", AS DESCRIBED AND RECORDED IN DOCUMENT NO. 2019-077578, MULTNOMAH COUNTY DEED RECORDS, SITUATED IN THE SE 1/4 OF SECTION 18, T.1S., R.2E., W.M., PORTLAND, MULTNOMAH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO. 2017-17, MULTNOMAH COUNTY PLAT RECORDS, BEING MARKED BY A FOUND 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "RYAN LS 58633"; THENCE S89°40'29"E, A DISTANCE OF 180.07 FEET; THENCE S70°00'00"W, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, SAID "ROSEMEAD PARK"; THENCE N07°00'00"W, ALONG THE WEST LINE OF SAID LOTS 2 AND 3, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP STAMPED "8874029"E, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "FERGUSON LAND SURVEYING INC."; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 1 OF SAID "ROSEMEAD PARK"; THENCE ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "FERGUSON LAND SURVEYING INC."; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF S.E. RAMONA ST. (60' WIDE) THENCE N88°40'29"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET TO THE INITIAL POINT.

CONTAINING 5000 SQUARE FEET MORE OR LESS.

**DECLARATION:**

I, KNOW ALL PEOPLE BY THESE PRESENTS THAT KENNETH AND SHARON GARRETT, OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THIS SURVEYOR'S CERTIFICATE, HAVE AGREED TO AND CAUSED THIS PARTITION PLAT TO BE PREPARED AND HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND HAVE PROPERTY PARTITIONED AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

BY: *Kenneth Garrett*  
KENNETH GARRETT  
BY: *Sharon Garrett*  
SHARON GARRETT

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF MULTNOMAH ) SS  
THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON

*15th* November 2019  
BY: KENNETH GARRETT AND SHARON GARRETT

*Amanda Lucille Buckle*  
AMANDA LUCILLE BUCKLE  
NOTARY PUBLIC - OREGON

COMMISSION NO. 993114  
MY COMMISSION EXPIRES 11/3/2023

**NOTES:**

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE LU 2019-223086 LC

**APPROVALS:**

APPROVED THIS *10<sup>th</sup>* DAY OF *December*, 2019  
BY: *Sharon Garrett*  
CITY OF PORTLAND, PLANNING DIRECTOR'S DELEGATE

APPROVED THIS *26<sup>th</sup>* DAY OF *November*, 2019  
BY: *Ken Garrett*  
CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

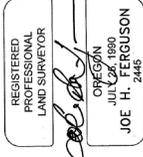
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY: \_\_\_\_\_  
COUNTY SURVEYOR,  
MULTNOMAH COUNTY, OREGON

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF \_\_\_\_\_, 20\_\_\_\_  
BY: \_\_\_\_\_  
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. \_\_\_\_\_



RENEWAL DATE 12/31/19  
I CERTIFY THAT THIS MAP WAS PREPARED USING HP PRODUCT #J1640A ON IMF-1624 FILM

<p><b>Ferguson Land Surveying, Inc.</b> 646 SE 106TH AVE. PORTLAND, OR 97216 Phone (503) 408-0601 Fax (503) 408-0602</p>	<p><b>LOT CONSOLIDATION</b></p>	<p>CLIENT: ADAM HOESLY</p>	<p>DATE: NOVEMBER 15, 2019</p>	<p>JOB NO. 19-084 DRAFTED 8.19.2019</p>
		<p>REVISED</p>	<p>REVISED</p>	<p>SHEET 2 OF 2</p>