



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: January 3, 2020
To: Interested Person
From: Timothy Novak, Land Use Services
503-823-5395 / Timothy.Novak@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 19-205864 LC

GENERAL INFORMATION

Applicant: Kevin Partain, Urban Visions
223 NE 56th Ave
Portland OR 97213
(503) 421-2967; kevinp@gorge.net

Owner: Sdb Investments Llc
12100 SE Oak St
Portland, OR 97216

Site Address: 9123 N CLARENDON AVE

Legal Description: BLOCK 1, LOTS 9-11, COLLEGE PL
Tax Account No.: R169801190
State ID No.: 1N1E07AA 10500
Quarter Section: 2124

Neighborhood: Portsmouth, contact pnalandusechair@gmail.com.
Business District: University Park Business District, contact <https://www.facebook.com/UPBizDist/>

District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-8877.

Plan District: None

Zoning: Single-Dwelling Residential 5,000 (R5)

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 10 & 11 of Block 1 of College Place subdivision into one Parcel. This lot consolidation is in preparation for a property line adjustment with abutting Lot 9 of Block 4, College Place Addition, which is under the same ownership. The reconfigured lots will be available for development of new houses.

The Property Line Adjustment application, PR 19-215864 PLA LC, is not part of this review. With the Property Line Adjustment, the applicant proposes to adjust the common property line between the consolidated property and Lot 11.

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 site is an interior lot on N Clarendon Ave in the Portsmouth neighborhood in North Portland. The site was developed with a single-family house, detached garage, and with other accessory structures, which have all been demolished; all vegetation has been cleared from the site.

N Clarendon Ave dead ends about 200 feet north of the property at the entrances to Northgate Park, which is zoned Open Space, and Clarendon Regional Early Learning Academy, a Public School associated with the School District's Head Start program. Other than the Park and school, all of the vicinity appears to be developed with single-family housing and is zoned R5.

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 are no prior land use reviews for this site.

Agency Review: The following Bureaus have responded with no issues or concerns about the proposal:

- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Water Bureau

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on September 13, 2019. 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 in 33.610.

	R5 Zone Requirement	Parcel 1 (after consolidation)
Minimum Lot Area	3,000 s.f.	6,918 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.	138 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 12-inch main in N Clarendon Ave. 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 8-inch PVC sanitary sewer in N Clarendon Ave (BES as-built #5707). 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, nor are the consolidated lots 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 that consolidating the existing lots as proposed in this application will not eliminate the availability of stormwater service to the lots, nor are the consolidated lots out of conformance with BES stormwater management requirements. Furthermore, no development is occurring as part of the lot consolidation proposal. BES Staff finds that the lot consolidation will not eliminate the availability of stormwater services to the lots and the consolidated lots are not out of conformance with BES stormwater management requirements.

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).

The availability of services is not eliminated, and the consolidated lots do not go 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 9, 10, and 11 of Block 4, College Place subdivision. This lot consolidation will reestablish a lot line between Lot 9 and the new consolidated parcel. However, Lot 9 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, 19-215754 PR, once completed will make the lot buildable. Therefore, the site must remain in the same ownership and no development permits can be issued until the property line adjustment is completed. To ensure that this requirement is met, a condition of approval will require approval of the property line adjustment application prior to issuance of any development permits at the site and/or separation of ownership.

Building permits are currently under review for a new house on each of the tracts that will be created after this Lot Consolidation and the Property Line Adjustment are approved. The building permits will be reviewed against the approved configurations and against current development standards.

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

PLANS AND POLICIES

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 10 and 11 of Block 4, College Place 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 (19-215754 PR).

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 create one parcel from Lots 10 and 11 of Block 4, College Place subdivision, as illustrated by Exhibit C-1, signed and dated December 23, 2019, subject to the following condition:

- A. Prior to issuance of any development permits on the newly consolidated parcel and Lot 9, Block 4, College Place subdivision, the property line adjustment application (19-215754 PR) must be approved and recorded. Until that time, the newly consolidated parcel and Lot 9, Block 4, College Place subdivision, must remain under common ownership.

Staff Planner: Timothy Novak

Decision rendered by: _____ **on December 24, 2019**
By authority of the Director of the Bureau of Development Services

Decision mailed: January 3, 2020

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. 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 August 7, 2019, and was determined to be complete on September 9, 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 August 7, 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: 1/7/2020.**

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.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

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.

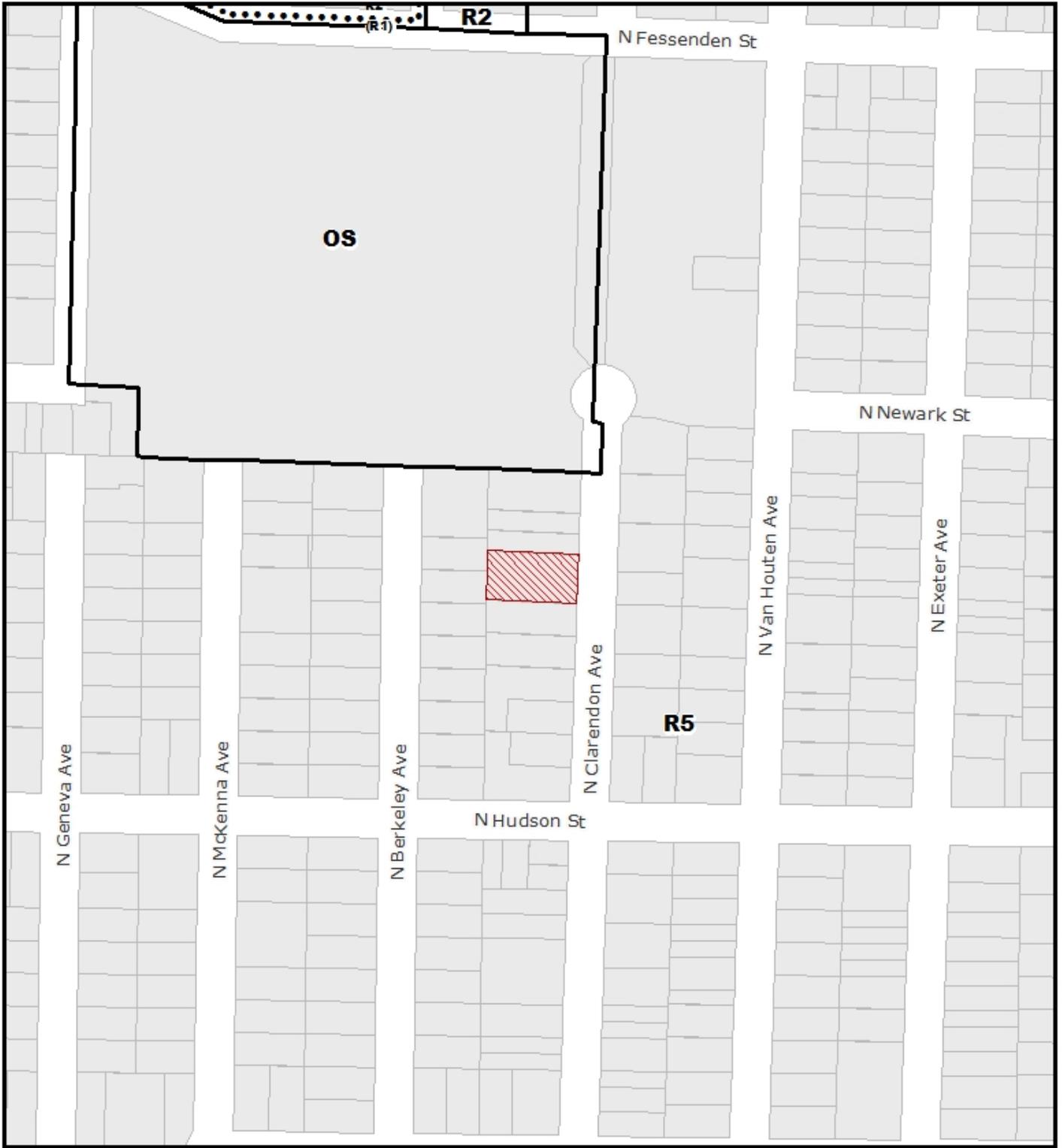
Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City’s final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City’s approval of the preliminary plan.**

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Deed History/Title Report
 - 3. Historic Plat
 - 4. LLC info
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Approved Plat (attached)
 - 2. Existing conditions 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
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application
 - 2. Revised LU Application (owner's signature included)
 - 3. Site Plan from PR 19-215754 PLA
 - 4. Site Plan from 19-215842 RS
 - 5. Site Plan from 19-215863 RS

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

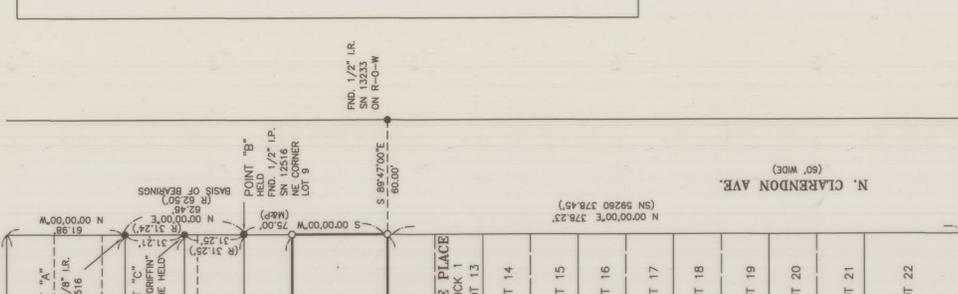
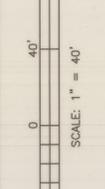
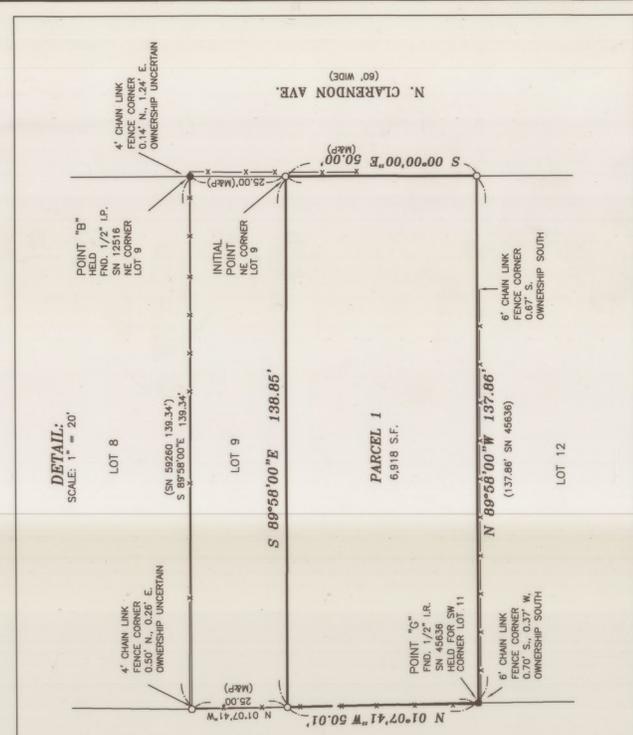
File No.	<u>LU 19-205864 LC</u>
1/4 Section	<u>2124</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E07AA 10500</u>
Exhibit	<u>B Aug 09, 2019</u>

PARTITION PLAT NO.

REPLAT OF LOTS 10, AND 11, BLOCK 1
 PLAT OF "COLLEGE PLACE"
 SITUATED IN THE NE 1/4 OF SECTION 7,
 TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M.,
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 AUGUST 06, 2019 SCALE: 1" = 40'

DETAIL:

SCALE: 1" = 20'



LEGEND

- FND. MONUMENT AS NOTED
- SET 5/8" DIA. BY 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "MANWELL LS 57148"
- SN SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
- FND. FOUND
- I.P. IRON PIPE
- B.S. BRASS SCREW
- (P) DATA PER PLAT OF "COLLEGE PLACE" MCCR HELD AS 1.00'
- (R) RECORD DATA AS INDICATED
- (L) IRON ROD
- W/PC WITH YELLOW PLASTIC CAP
- R-O-W RIGHT OF WAY
- DOC. NO. DOCUMENT NUMBER
- "GRIFIN" FND. 5/8" I.R. W/PC MARKED LS 21447 PER SN 59260
- (M&P) MEASURED AND PLAT
- MCCR MULTNOMAH COUNTY PLAT RECORDS
- (R) SN 59260, MULTNOMAH COUNTY SURVEY RECORDS

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 10, AND 11, BLOCK 1, "COLLEGE PARK", AND DEFINE THEIR BOUNDARIES AND TO CONSOLIDATE LOTS 10 AND 11 INTO ONE PARCEL PER THE CITY OF PORTLAND PLANNING LOT CONSOLIDATION FILE NO. LU 19-205864-LC, AND TO ESTABLISH AND MONUMENT THE BOUNDARY OF LOT 9 SAID BLOCK 1.

FOUND MONUMENTS WERE TIED FROM AN OPEN TRAVERSE AND COORDINATED. THE BASIS OF BEARINGS IS BETWEEN POINTS "A" AND "B" AS PER SN 59260.

THE EAST LINE OF THE SUBJECT TRACT IS THE WEST RIGHT OF WAY LINE OF N. CLARENDON AVENUE (60.00' WIDE) PER (P). THIS LINE IS ALSO THE EAST LINE OF SAID BLOCK 1 PER (P). IT WAS ESTABLISHED BY HOLDING POINTS "A", "B", "C" AND "D" AS POINTS ON SAID RIGHT OF WAY LINE. PER SN 59260, SN 59260, AND SN 64239. POINT "B" WAS HELD FOR THE NE CORNER OF SAID LOT 9, PER SN 12156.

THE SE CORNERS OF SAID LOTS 9 AND 11 WERE ESTABLISHED AT THE PLAT DISTANCES SOUTH ALONG THE EAST LINE OF SAID BLOCK 1 FROM THE NE CORNER OF SAID LOT 9.

THE WEST LINE OF SAID SUBJECT TRACT IS THE WEST LINE OF BLOCK 1, PER (P). I HELD POINT "A" PER SN 12156 FOR THE NE CORNER OF DOCUMENT NO. 2018-018373 TRACT. I HELD POINT "B" PER SN 12156 FOR THE NW CORNER OF SAID DOCUMENT NO. 2018-018373 TRACT. I ESTABLISHED THE NW CORNER OF SAID DOCUMENT NO. 2018-018373 TRACT S 89°58'00"E 0.21' PER SN 59260 AS A POINT ON THE WEST LINE OF SAID BLOCK 1. I HELD POINT "C" PER SN 59260 FOR THE SE CORNER OF SAID TRACT. I HELD POINT "D" FOR A POINT ON THE SOUTH LINE OF TRACT PER SN 59260. I ESTABLISHED THE SW CORNER OF SAID BLOCK 1 PER SN 59260. I HELD POINT "G" FOR THE SW CORNER OF SAID LOT 11 PER SN 45636.

I ESTABLISHED THE NORTH LINE OF SAID LOT 9 BY PROJECTING A LINE N 89°58'00"W PER SN 59260 FROM THE NE CORNER OF SAID LOT 9. THE INTERSECTION OF THIS LINE WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 1 AS DESCRIBED ABOVE ESTABLISHED THE NW CORNER OF SAID LOT 9.

THE NORTH LINE OF SAID LOT 10 WAS ESTABLISHED BY PROJECTING A LINE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 9 PER (P) FROM THE NE CORNER OF SAID LOT 10. THE INTERSECTION OF THIS LINE WITH THE EXTENSION OF THE WEST LINE OF SAID BLOCK 1 ESTABLISHED THE NW CORNER OF SAID LOT 10.

THE SOUTH LINE OF SAID LOT 11 WAS ESTABLISHED BY HOLDING POINT "G" FOR THE SW CORNER OF SAID LOT 11 AND THE ESTABLISHED SE CORNER OF SAID LOT 11 AS DESCRIBED ABOVE.

MJM JOB #19-020 PART DATE: 12/03/2019

MICHAEL MANWELL
 Land Surveying, LLC
 2847 SE 18TH CIRCLE
 GRESHAM, OREGON 97080
 (503) 661-5270
 Email: mmanpl@coi.com

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

EXPIRES: 12-31-20

POINT "D"
 HELD FOR R-O-W
 FND. 5/8" I.R.
 W/PC MARKED "M&R ASSOC'S"
 SN 64239

N. HUDSON ST.
 (60' WIDE)

SURVEYOR'S CERTIFICATE:

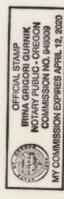
I MICHAEL L. MANWELL DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO SOB INVESTMENTS, LLC BY THAT DEED RECORDED AS DOCUMENT NO. 2019-0258864 LC. I AM A LICENSED SURVEYOR IN THE COUNTY OF MULTNOMAH, OREGON, SAID LICENSE BEING MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, SAID LICENSE BEING LOTS 10 AND 11, BLOCK 1, OF "COLLEGE PLACE", MULTNOMAH COUNTY PLAT RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH DIAMETER IRON PIPE AT THE NORTHEAST CORNER OF LOT 9, BLOCK 1, OF "COLLEGE PLACE", THENCE S00°00'00"W ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT OF WAY LINE OF N. CLARENDON AVENUE (60.00 FOOT WIDTH) AND THE WEST RIGHT OF WAY LINE OF N. CLARENDON AVENUE (60.00 FOOT WIDTH) LONG IRON ROD WITH AN ORANGE CAP DESCRIBED "MANWELL LS 57148" AT THE NORTHEAST CORNER OF SAID LOT 10, THENCE S00°00'00"W ALONG THE EAST LINE OF SAID LOTS 10 AND 11 AND SAID WEST RIGHT OF WAY LINE OF N. CLARENDON AVENUE, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE N89°58'00"W ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 137.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE S89°58'00"E ALONG THE NORTH LINE OF SAID LOTS 11 AND 10, A DISTANCE OF 50.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE S89°58'00"E ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 138.85 FEET TO THE INITIAL POINT.
CONTAINS 6,918 SQUARE FEET.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT SOB INVESTMENTS, LLC AN OREGON LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THE ANNEXED MAP TO BE TRUE AND CORRECT MAP OF THE PARTITION OF SAID PROPERTY AND THAT THEY HEREBY REVOKE THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

SOB INVESTMENTS, LLC }
BY: *[Signature]* } SOB INVESTMENTS, LLC
SIMON BLASHISHIN, MANAGING MEMBER } DIANA BLASHISHIN, MANAGING MEMBER



ACKNOWLEDGMENT:
STATE OF OREGON }
COUNTY OF MULTNOMAH } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
December 5, 2019, BY SIMON BLASHISHIN AND DIANA BLASHISHIN
MANAGING MEMBERS OF SOB INVESTMENTS, LLC

[Signature]
NOTARY SIGNATURE
Irina Gurnik
NOTARY PUBLIC - OREGON
COMMISSION NO. 949309
MY COMMISSION EXPIRES: 4.12.2020

PARTITION PLAT NO.

A REPLAT OF LOTS 10, AND 11, BLOCK 1
OF "COLLEGE PLACE", PLAT
SITUATED IN THE NE 1/4 OF SECTION 7,
TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M.,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
AUGUST 06, 2019

APPROVALS:

APPROVED THIS 23rd DAY OF December, 2019
BY: *[Signature]*
CITY OF PORTLAND, PLANNING DIRECTOR'S DELEGATE

APPROVED THIS 23rd DAY OF December, 2019
BY: *[Signature]*
CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

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

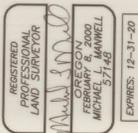
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT
WAS RECEIVED FOR RECORD AND RECORDED ON _____, 20____
AT _____ O'CLOCK _____ M.

AS PARTITION PLAT NO. _____
COUNTY RECORDING OFFICE

BY: _____ DEPUTY
DOCUMENT NO. _____

NOTES AND PLAT RESTRICTIONS

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF THE CITY
OF PORTLAND CASE FILE NO. LU 19-205864 LC.



MLM JOB #19-020 PART DATE 11/24/2019

Michael Manwell
Land Surveying, LLC
2847 SE 18TH CIRCLE
GRESHAM, OREGON 97080
(503) 661-5270