



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

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

**Date:** February 21, 2020  
**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 II 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 19-198071**

**GENERAL INFORMATION**

**Applicant:** Ken Sun | Prologis  
 3353 Gateway Blvd | Fremont, CA 94538

**Owner:** Hayden Meadows  
 760 SW 9th Ave | Portland, OR 97205

**Representative:** Lee Leighton | Mackenzie  
 1515 SE Water Ave #100 | Portland, OR 97214  
 503-224-9516 or [LLeighton@McKnze.com](mailto:LLeighton@McKnze.com)

**Site Address:** 1001 N SCHMEER RD

**Legal Description:** TL 200 31.47 ACRES SPLIT MAP R314973 (R941101590), SECTION 03 1N 1E; TL 300 0.69 ACRES, SECTION 10 1N 1E; TL 200 0.96 ACRES, SECTION 10 1N 1E; TL 100 2.79 ACRES, SECTION 10 1N 1E; TL 200 63.65 ACRES LAND & IMPS SEE R314974 (R941101593) & R314975 (R941101596) FOR OTHER IMPS SPLIT MAP R314493 (R941032710), SECTION 10 1N 1E; TL 300 11.68 ACRES, SECTION 10 1N 1E

**Tax Account No.:** R941032710, R941100390, R941100740, R941101000, R941101590, R941102050

**State ID No.:** 1N1E03C 00200, 1N1E10BD 00300, 1N1E10BD 00200, 1N1E10BD 00100, 1N1E10 00200, 1N1E10 00300

**Quarter Section:** 2029, 2030, 2129, & 2130

**Neighborhood:** East Columbia NA, contact Anthony Giltner at [eastcolumbialanduse@gmail.com](mailto:eastcolumbialanduse@gmail.com)

**Business District:** Columbia Corridor Association, contact at [info@columbiacorridor.org](mailto:info@columbiacorridor.org)

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

**Plan District:** None

**Zoning:** EG2 (General Employment 2), IG2c,h,k (General Industrial 2 with “c” Environmental Conservation Zone, “h” Aircraft Landing Zone and “k” Prime Industrial Overlay Zone)

**Case Type:** Lot Validation

**Procedure:** Type II, an administrative decision with appeal to the Hearings Officer.

**Proposal:**

The applicant proposes to validate a unit of land that was not created through locally recognized partition or subdivision laws, but would have met the applicable requirements at the time that the unit of land was created. State law allows for validation of land that meets these requirements, as long as the unit of land was created through a sale prior to January 1, 2007. If approved, this unit of land would be legally recognized as “buildable” or meet the requirements for additional land use processes such as a land division or property line adjustment.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33 and Title 34. *ORS 92-176* states that to approve a validation of a unit of land it must be reviewed against the applicable criteria for the creation of a lawfully established unit of land in effect when the unit of land was sold. Therefore, this application was reviewed against the Zoning Code in effect on September 30, 1988. This application was submitted on July 24, 2019 and determined to be complete on October 10, 2019.

## ANALYSIS

**Site and Vicinity:** The site is the former location of the Portland Meadows racetrack, a Major Event Entertainment use that is a Conditional Use in the base zones. Prologis purchased the property, closing in August 2019, and all Major Event Entertainment use has ceased.

**Zoning:** The property was split zoned in 1988 between M3 (Light Manufacturing) and M2 (General Manufacturing) zoning designations. The M3 zoning was located in the eastern portion of the lot while the M2 zoning was located within western portion of the site.

**Land Use History:** City records indicate the following land use reviews:

- **LU-19-229357 AD** approved the following:
  - Adjustment to Zoning Code Section 33.266.115 and Tables 266-1 and 266-2 to increase the maximum number of parking spaces for a Warehouse and Freight Movement use of this size from 63 parking spaces to 1,326 total; and
  - Three Adjustments to Zoning Code Section 33.266.130.F.5.a, b, and c to waive the parking area layout requirements for large parking areas in the Employment zones. These standards require that internal accessways divide the parking area into smaller areas of 55,000 square feet or less; that the accessways connect to the adjacent street at least every 250 feet; and that each accessway has at least one auto travel lane, curbs, and unobstructed sidewalks on both sides, with landscaping.
- **LU 19-232715 EN** – Environmental Review for providing an outfall to accommodate an off-site stormwater management system association with N Whitaker Rd improvements and development at 1001 N Schmeer Rd

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **October 15, 2019**.

The Service Bureaus have responded with no issues or concerns (please see E exhibits).

## **LOT VALIDATION APPROVAL CRITERIA**

### **LOT VALIDATION**

#### **ORS 92.176 Validation of unit of land not lawfully established.**

**(1) A County or city may approve an application to validate a unit of land that was created by a sale that did not comply with the applicable criteria for creation of a unit of land if the unit of land:**

- (a) Is not a lawfully established unit of land; and**
- (b) Could have complied with the applicable criteria for the creation of a lawfully established unit of land in effect when the unit of land was sold.**

**Findings:** The subject property is a unit of land that was created through deed, which does not constitute lawful establishment per the rules and regulations of the State and City of Portland. The deed was recorded on September 30, 1988 (see Exhibit A.1). Therefore, in order to validate this unit of land that was not lawfully established, the proposal must demonstrate compliance with the Approval Criteria of Title 33 and Title 34 applicable in 1988 and addressed in the findings below.

#### **Title 34 Approval Criteria for a Minor Partition for the City of Portland in 1988 of code 34.30.030.B Approval Criteria:**

##### **1. It is in conformance with the Comprehensive Plan map designation.**

**Findings:** The Comprehensive Plan Map designation for this site in 1988 was the M3 (Light Manufacturing) and M2 (General Manufacturing) zoning designation. The corresponding zoning in place in 1988 matched this comprehensive plan designation. Therefore, the zoning code implements the Comprehensive Plan policies. The proposed parcel facilitates the type of development allowed in this zone. This criterion is met.

##### **2. It is in conformance with the principles of land suitability specified in section 34.50.090 of This Title.**

**Findings:** As specified later in this report (under 34.50.090) the proposal meets the land suitability standards noted above. This criterion is met.

##### **3. It is in conformance with the design standards for lots and parcels specified in Section 34.60.030 of this Title.**

**Findings:** As specified later in this report (under 34.60.030) the proposal meets the design standards noted above. This criterion is met.

##### **4. The continuation of existing principal streets in surrounding areas will not be blocked or made impractical.**

**Findings:** The proposed lot validation proposal will not partially or fully block the continuation of existing principal street in the surrounding area. This criterion is met.

##### **5. Access to adjacent property from streets, as required by City Code will not be eliminated or made impractical.**

**Findings:** This lot validation proposal will not result in the elimination of access to adjacent property from streets. This criterion is met.

##### **6. Adequate required water, sanitary sewer or approved subsurface disposal systems and drainage facilities are available or can be provided.**

**Findings:** The Service Bureaus (Water Bureau, Bureau of Environmental Services) have reviewed this proposal (see E exhibits) and determined services are available to serve this

site. Services can be provided to the Parcel being validated and can meet City Service Bureau requirements at the time of development. This criterion is met.

**7. The City Engineer has no objections (Title 17, Public Works).**

**Findings:** Transportation (PBOT) has no objections to the proposal. This cri

**Approval Criteria Related to Streets and Other Improvements**

**34.40 Improvement Guarantee**

**34.40.010 Agreement for Improvements Under Permit Procedure.**

**Prior to City Engineer approval of a Subdivision plat or major partition map associated with any major or minor land division, the land divider shall execute and file with the City an agreement between the divider and the City, specifying the period within which permit applications for required public improvements shall be filed and the improvements installed and providing that, if the work is not completed within the period specified, the City may cause the work to be completed and recover the full cost and expense necessary to collect said amounts from the land divider. The agreement shall further specify that the land divider shall, at the divider's own expense, maintain such public improvements for a period of 24 months following issuance of a certificate of completion, as assurance against defective workmanship or materials employed in such improvement. The agreement shall be in a form satisfactory to the City Attorney and shall provide for reimbursement to the City for the cost of design, engineering and inspection.**

**Findings:** The City Engineer has reviewed this proposal (see exhibit E.2) and determined that no improvements are necessary in association with this review in order to meet the criteria above. The Parcel being validated can meet City Engineer requirements at the time of development on this lot. This criterion is met.

**Principles of Acceptability 34.50**

**34.50.010 Conformance With Plans.**

**A land division, whether by subdivision or partitioning shall conform to the Comprehensive Plan, shall take into consideration any preliminary plans made in anticipation thereof, and shall conform to the principles of acceptability and the design standards established in this Title. Where such is not shown in adopted or preliminary plans the arrangement of streets shall either:**

- A. Provide for the continuation or appropriate projection of existing arterial or collector streets in surrounding area, or**
- B. Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topography or other conditions make continuance or conformance to existing streets impracticable.**

**Findings:** The Comprehensive Plan Map designation for this site in 1988 was Light Manufacturing (M2) and General Manufacturing (M3), both allowed industrial uses on large lots. The corresponding zones in 1988 were also M2 and M3. The applicant's proposal to create a large lot for industrial development meets this criterion. In addition, PBOT indicated this proposal meets the criterion noted above. This criterion is met.

**34.50.020 Future Extensions of Streets.**

**Where a Subdivision or partition associated with any major or minor land division adjoins unsubdivided land, streets, which should be continued in the event of the division of the adjoining land, will be required to be provided to the boundary lines of the**

**tract. Reserve strips or street plugs may be required to preserve the objectives of street extensions.**

**Finding:** The City Engineer has reviewed the Lot Validation proposal and the abutting streets do not require continuation and no frontage streets are required. This criterion is met.

#### **34.50.050 Frontage on Arterial Streets.**

**Wherever a Subdivision or partition abuts or contains an existing or proposed arterial street, the Hearings Officer may require frontage streets, reversed frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear property line or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.**

**Findings:** The site does not have frontage on an existing arterial street, and the Portland Bureau of Transportation has not identified the need for an arterial street at this location. Therefore, this criterion does not apply.

#### **Approval Criteria Related to Parcels**

##### **34.50.080 Acreage Tract Subdivisions and Partitions**

**Where a tract of land is subdivided or partitioned into large lots or parcels, the Hearings Officer or the Planning Director may require an arrangement of lots and streets such as to permit a future re-division into smaller lots or parcels in conformity with the requirements specified in these regulations. Setback lines may also be required in order to preserve future rights-of-way.**

**Findings:** This site is approximately 115 acres and within the M2 and M3 zones which allowed industrial uses which has no minimum lot area standard as noted below. Industrial lots are intended to be larger shaped lots that are practical to develop for Industrial Uses and smaller lots are discouraged. This criterion is met.

##### **34.50.090 Land Suitability**

**No land shall be subdivided or partitioned which is found unsuitable for its intended use by the hearings officer by reason of flooding, inadequate drainage, susceptibility to mud or earth slides, or any other reason harmful to the health, safety or well-being of future residents or property owners of the proposed subdivision or partition or the community at large.**

**Findings:** The service bureaus have reviewed the proposal and found it is suitable for future development based on the factors noted above. This criterion is met.

##### **34.60.030 Lots and Parcels**

**A. The size, width, shape and orientation of lots and parcels shall be appropriate for the location of the land division and for the type of development and use contemplated, and shall be consistent with the lot size provisions of Title 33 of the City of Portland Code with the following exceptions:**

- 1. In areas that will not be served by a public sewer, minimum lot and parcel sized shall permit compliance with the requirements of the Department of Environmental Quality (DEQ) and shall take into consideration problems of sewage disposal, particularly problems of soil structure and water table as related to sewage disposal by septic tank.**
- 2. The width of corner lots and parcels shall be at least five feet greater than the minimum prescribed by Title 33 of the City of Portland code for the zone in which the property is located.**

**Findings:** This site is served by public sewer, therefore A.1 does not apply. The site is not a corner lot, therefore A.2 does not apply.

The proposed Parcel being validated meets the lot dimension standards of the M2 and M3 zones which have no lot size limitation per Zoning code section 33.50.060 (M3) and 33.52.060 (M2). The large parcel size will facilitate industrial development at site. This criterion is met.

- B. The side lines of a lot or parcel shall run at right angles to the street on which it faces as far as is practicable, or on curved streets shall be radial to the curve as far as practicable.**

**Findings:** This criterion is met because the proposed lot line curves along the primary street frontage it abuts (N Schmeer Rd.) and is at a right angle to its other street lot line (N Whitaker Rd).

- C. Double frontage lots and parcels shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.**

**Findings:** The parcel abuts N Whitaker Rd. and N Schmeer Rd. which is unavoidable on this site due to its large size (115 acres) and existing street network. This double frontage also allows future development on this large parcel to be oriented toward separate public streets in order to allow multiple options for future access to this site based on future trip generation. This criterion is met.

- D. Each lot and parcel shall abut upon a street other than an alley for a width of at least 25 feet except that the minimum width for attached residential lots shall be 16 feet, and that a major partition may be approved in which a private street, no less than 10 feet in width, provides the only reasonable access to the rear portion of an unusually deep lot or tract large enough to warrant partitioning into no more than two parcels.**

**Findings:** The existing parcel abuts N Whitaker Rd and has approximately 52 feet of frontage. In addition, the parcel has a significant amount of frontage along N Schmeer Rd. well over the minimum required. This criterion is met.

- E. Each lot or parcel shall contain a usable building site having an elevation at least 1 foot above the level of a predictable regional (100-year) flood as determined by the United States Corps of Army Engineers.**

**Findings:** The site is outside of the 100-year flood plain and has a suitable building site at least one foot above the level of predictable regional flood. This criterion is met.

**34.60.020.A. Easements for utility Lines:**

**Easements for electric lines or other public utilities may be required. Where used, easements for utility lines and public utilities shall be a minimum of 15 feet in width.**

**Findings:** All existing and proposed easements are shown on the plat. This criterion is met.

**34.60.020.B. Drainage way, channel or stream:**

**If a tract is traversed by a watercourse such as a drainage way, channel or stream, there shall be provided a storm drainage reserve conforming substantially to the lines of the watercourse, and shall extend 15 feet back from the top of each bank. The storm drainage reserve shall remain in natural topographical condition. No private structures, culverts, excavations or fills shall be constructed within the drainage reserve unless authorized by the City Engineer.**

**Findings:** An existing drainage way has been identified on the parcel. BES has required the applicant to record a covenant (exhibit G.3) to create a drainage easement over this drainageway if the subject property and the abutting property to the east under common ownership and being validated under LU\_19\_198094 have their ownership separated. Therefore, this criterion is met.

#### **34.60.020.C. Pedestrians and Bicycle ways.**

**When desirable for public convenience, a pedestrian or bicycle way may be required to connect to a cul-de-sac or to pass through an unusually long or oddly shaped block or otherwise provide appropriate circulation or continuity to a pedestrian or bicycle circulation system.**

**Findings:** The City Engineer has reviewed the Lot Validation proposal and the abutting streets do not require continuation and no frontage streets are required. 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 has proposed to validate a unit of land that was created as a result of deed, as shown on the attached preliminary plan (Exhibit C.1), per the regulations of ORS 92.176 and the regulations in effect at the time (Title 33 and 34). As discussed in this report, the requested lot validation has been reviewed and shown to be able to meet the relevant standards and approval criteria for creation of a unit of land on the date the unit of land was established.

With conditions of approval that address these requirements this proposal can be approved.

### **ADMINISTRATIVE DECISION**

**Approval** of an Unassigned Review for validation of a unit of land per ORS 92.176 as illustrated by Exhibit C-1.

**Staff Planner: Shawn Burgett**

**Decision rendered by:** S. Burgett **on February 18, 2020**

By authority of the Director of the Bureau of Development Services

**Decision mailed: February 21, 2020**

**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.

**Procedural Information.** The application for this land use review was submitted on July 24, 2019, and was determined to be complete on October 10, 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 24, 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 requested that the 120-day review period be extended 60 days (exhibits A.6). Unless further extended by the applicant, **the 180 days will expire on: April 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.

**Appealing this decision.** This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 6, 2020** at 1900 SW Fourth Ave. Appeals can be filed at the 5<sup>th</sup> floor reception desk of 1900 SW 4<sup>th</sup> Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional 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).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **March, 7, 2020** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Recording the Final Plat.** The signed plat must be recorded by the applicant with the County Deed Records within 90 days following the close of the 14-day appeal period noted above and approval by the Bureau of Development Services or the approval will be null and void.

**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement

1. Applicant's narrative exhibits
2. Memo from applicant dated 9/30/10
3. Memo from applicant dated 11/21/19
4. Deed confirmation Letter for tax lot 1300 dated 11/14/19
5. Deed confirmation Letter for tax lot 1300 dated 12/12/19
6. 60-day extension to 120-day clock
7. Survey submitted on 7/24/19
8. Title Report
9. Prologis Signature authority

B. Zoning Map (attached)

C. Plans/Drawings:

1. Site Plan (attached)
2. Existing conditions survey

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses:

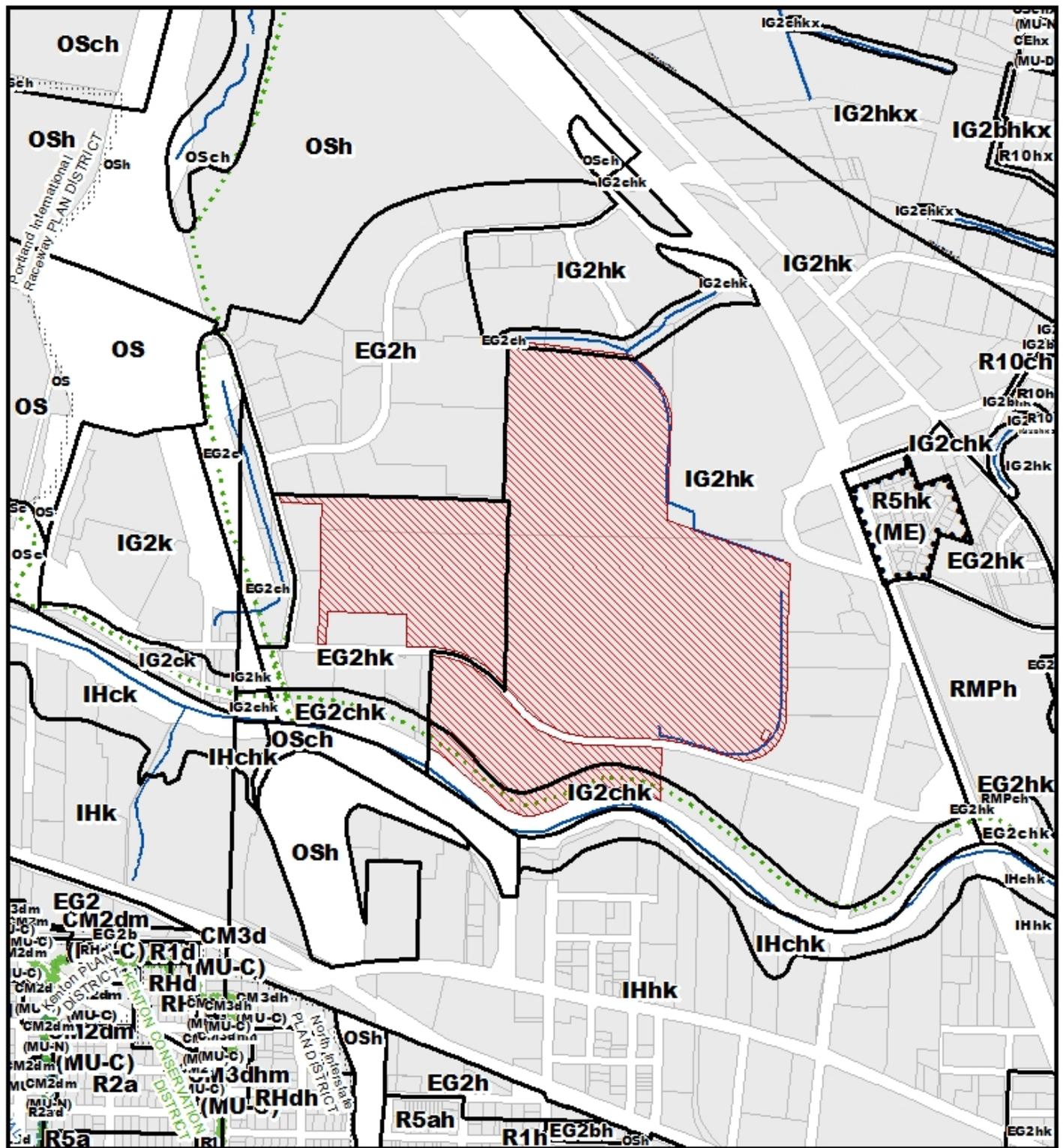
1. Bureau of Environmental Services
2. Bureau of Transportation Engineering and Development Review
3. Water Bureau
4. Fire Bureau
5. Site Development Review Section of BDS
6. Life Safety

F. Correspondence: (None received)

G. Other:

1. Original LU Application
2. Incomplete Letter
3. Copy of recorded covenant for private stormwater drainage easement

**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
-  Stream
-  Historic Landmark
-  Recreational Trails

File No.	LU 19-198071
1/4 Section	2029-30, 2129-30
Scale	1 inch = 800 feet
State ID	1N1E10 200
Exhibit	B Oct 11, 2019

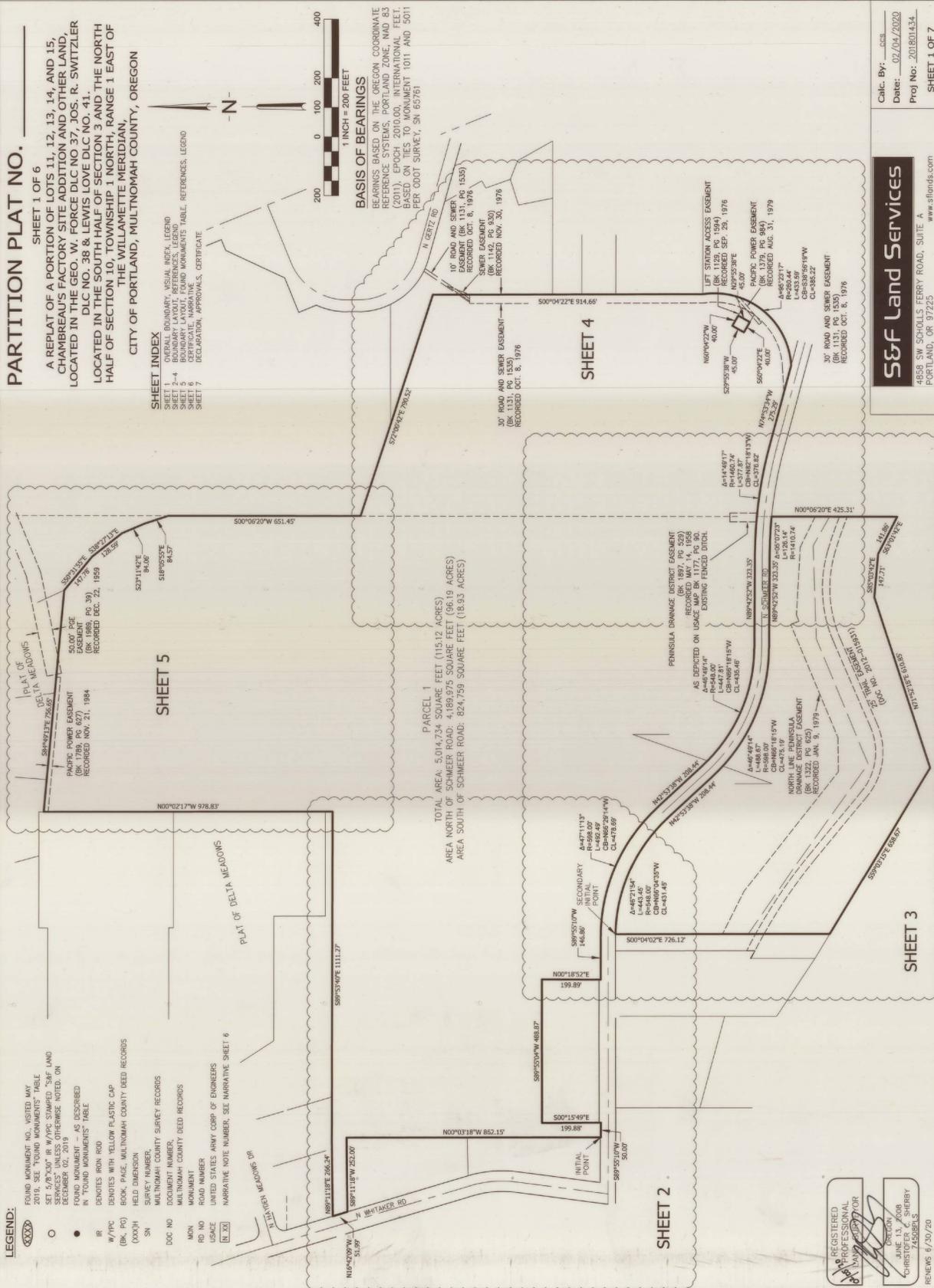
**PARTITION PLAT NO.**

SHEET 1 OF 6  
 A REPLAT OF A PORTION OF LOTS 11, 12, 13, 14, AND 15, CHAMBEAUX FACTORY SITE ADDITION AND OTHER LAND, LOCATED IN THE GEO. W. FORCE DLC NO. 37, JOS. R. SWITZLER DLC NO. 38 & LEWIS LOVE DLC NO. 41, LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN,  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

- SHEET INDEX**
- SHEET 1 OVERALL BOUNDARY, VISUAL INDEX, LEGEND
  - SHEET 2-4 BOUNDARY LAYOUT, REFERENCES, LEGEND
  - SHEET 5 BOUNDARY LAYOUT, VISUAL INDEX, LEGEND
  - SHEET 6 BOUNDARY LAYOUT, VISUAL INDEX, LEGEND
  - SHEET 7 DECLARATION, APPROVALS, CERTIFICATE



**BASIS OF BEARINGS**  
 BEARINGS BASED ON THE OREGON COORDINATE REFERENCE SYSTEMS, PORTLAND ZONE, NAD 83 (2011), EPOCH 2010.00, INTERNATIONAL FEET, BASED ON TIES TO MONUMENT 1011 AND 3011 PER ODOT SURVEY, SN 65761



- LEGEND:**
- FOUND MONUMENT NO., VESTED MAY 2019, SEE "FOUND MONUMENTS" TABLE SET 5/27/2019 IR #7/PC STAMPED "S&F LAND SURVEY" PERMITS NOTED ON DECEMBER 02, 2019
  - FOUND MONUMENT - AS DESCRIBED IN "FOUND MONUMENTS" TABLE
  - IR DENOTES IRON ROD
  - W/PC DENOTES WITH YELLOW PLASTIC CAP
  - (BK, FO) BOOK, PAGE, MULTNOMAH COUNTY DEED RECORDS
  - (XXX)H HELD DIMENSION
  - SN SURVEY NUMBER
  - DOC NO MULTNOMAH COUNTY SURVEY RECORDS
  - DOCUMENT NUMBER MULTNOMAH COUNTY DEED RECORDS
  - MON MONUMENT
  - RD NO ROAD NUMBER
  - USAGE UNITED STATES ARMY CORP OF ENGINEERS
  - (N, XX) NARRATIVE NOTE NUMBER, SEE NARRATIVE SHEET 6

**PARCEL 1**  
 TOTAL AREA: 5,014,724 SQUARE FEET (115.12 ACRES)  
 AREA NORTH OF SCHMIER ROAD: 4,093,275 SQUARE FEET (96.19 ACRES)  
 AREA SOUTH OF SCHMIER ROAD: 924,799 SQUARE FEET (21.33 ACRES)

Calc. By: CCB  
 Date: 02/04/2020  
 Proj No: 201801434  
 SHEET 1 OF 7

**S&F Land Services**  
 4858 SW SCHOLLS FERRY ROAD, SUITE A  
 PORTLAND, OR 97225  
 info@sflands.com  
 503-739-1063

REGISTERED PROFESSIONAL LAND SURVEYOR  
 JUNE 13, 2006  
 CHRISTOPHER C. SHERRY  
 74598PLS  
 RENEWS 6/20/20

EXH. C.I  
 LU 19-198071