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

Date: July 06, 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 20-108381 LC

GENERAL INFORMATION

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

Owner/ Representative: Kevin Fabrycki | Fabrycki Development LLC
19923 Derby St
West Linn OR 97068

Site Address: 7333 N BOSTON AVE

Legal Description: BLOCK 10 LOTS 33-36, FIRST ELECTRIC ADD
Tax Account No.: R283804790
State ID No.: 1N1E16AB 08800
Quarter Section: 2328

Neighborhood: Arbor Lodge, contact Mark Wyman at landuse@arborlodgeneighborhood.com.
Business District: None
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-8877.

Plan District: None
Zoning: Single-Dwelling Residential 5,000 (R5) with an Alternative Design Density (a) Overlay
Case Type: Lot Consolidation (LC)
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:
The subject site consists of four legally-platted 25-ft by 100-ft lots, described as lots 33-36 of The First Electric Addition to Albina. The applicant is proposing to consolidate lots 35 & 36, the two southern lots. The existing structures on the site are proposed for demolition. The lot consolidation will result in three legally-platted lots: one 50ft by 100ft parcel *(created by this lot consolidation of Lots 35 & 36)* and two 25ft by 100ft lots *(Lots 33 & 34)*.

The lot consolidation is in preparation for a future property line adjustment (PLA) between the consolidated parcel and abutting Lot 34, under the same ownership, that will result in three buildable lots: one 25ft by 100ft lot *(Lot 33)* and two 37.5ft by 100ft lots *(adjusted Lot 34 and adjusted Parcel 1).* The PLA is NOT part of this review.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are in Zoning Code Section **33.675.300**, Lot Consolidation Standards.

ANALYSIS

Site and Vicinity: The project site is a 10,000 square foot interior lot in the University Park neighborhood. The R5 zone extends South, Southwest, and Southeast of the site and is developed with single-dwelling residences. The north lot line of the site abuts RM2 zoning, which extends out East and West and is developed with a mixture of single-dwelling, duplex, and triplex development. North of the RM2 zoning, and about 200 feet from the subject property is North Lombard Street, which is designated as a Civic Main Street in the Transportation System Plan. It is developed with a mixture of single-dwelling development, multi-dwelling development, and commercial uses; the Lombard Branch Library, a historical landmark currently under private ownership, is located at the corner of N Boston Avenue and N Lombard Street; the Kenton Conservation District begins on the north-side of Lombard Street. The nearest public park is Gammans Park, located about an 850-foot walk from the subject site.

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.

The **"a"** overlay is intended to allow increased density that meets design compatibility requirements. It fosters owner-occupancy, focuses development on vacant sites, preserves existing housing stock, and encourages new development that is compatible with the surrounding residential neighborhood. This lot consolidation is not using any provisions of the "a" overlay.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on January 31, 2020.

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 subject property is in the R5 zone, so the consolidated lots (Parcel 1) must meet the standards in Chapter 33.610 or one of the noted exceptions, above.

The proposed consolidated lot meets the lot dimension standards of the R5 zone as shown in the following table (this information is found in Table 610-2 of the Zoning Code):

	R5 Zone Requirement	**Parcel 1 (after consolidation)**
Minimum Lot Area	3,000 square feet	5,000 square feet
Maximum Lot Area	8,500 square feet	
Minimum Lot Width*	36 feet	50 feet
Minimum Front Lot Line	30 feet	50 feet
Minimum Lot Depth	50 feet	100 feet

* Width is measured at the minimum front building setback line

Maximum density in the R5 zone is one unit per 5,000 square feet. The consolidated parcel will be in conformance with the maximum density requirement. The existing lots have street frontage and are not through lots; all lots are in one base zone.

As noted herein, the proposed consolidated lot meets the standards of Chapter 33.610. 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 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 relevant service bureaus have responded with no objections or concerns with this lot consolidation proposal (Exhibit E), therefore 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 in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

CONCLUSIONS

The applicant proposes to consolidate historic Lots 35 and 36, Block 10, First Electric Addition to Albina, into one parcel. No City Bureaus raised objection to the proposal.

As discussed above, the requested lot consolidation has been reviewed and shown to be able to meet all the 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 35 and 36, Block 10, First Electric Addition to Albina, into one parcel, as illustrated by Exhibit C.1.

Staff Planner: Timothy Novak

Decision rendered by: Timothy Novak **on July 1, 2020**
By authority of the Director of the Bureau of Development Services

Decision mailed July 6, 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. **The signed final plat must be recorded with Multnomah County Deed Records within 90 days of the date of this Decision or the 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 January 22, 2020, and was determined to be complete on January 22, 2020.

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 January 22, 2020.

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 extended the 120-day review period 60 additional days. Unless further extended by the applicant, **the 120 days will expire on: July 20, 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.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at https://www.portlandoregon.gov/citycode/28197.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement
   1. Applicant's Narrative
   2. Supplemental Survey
   3. 60-day extension to 120 day clock
   4. Copy of Original plat submitted 1/22/20
   5. Deed and Title Report
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 Review Section of BDS
F. Correspondence: NONE
G. Other:
   1. Original LU Application

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

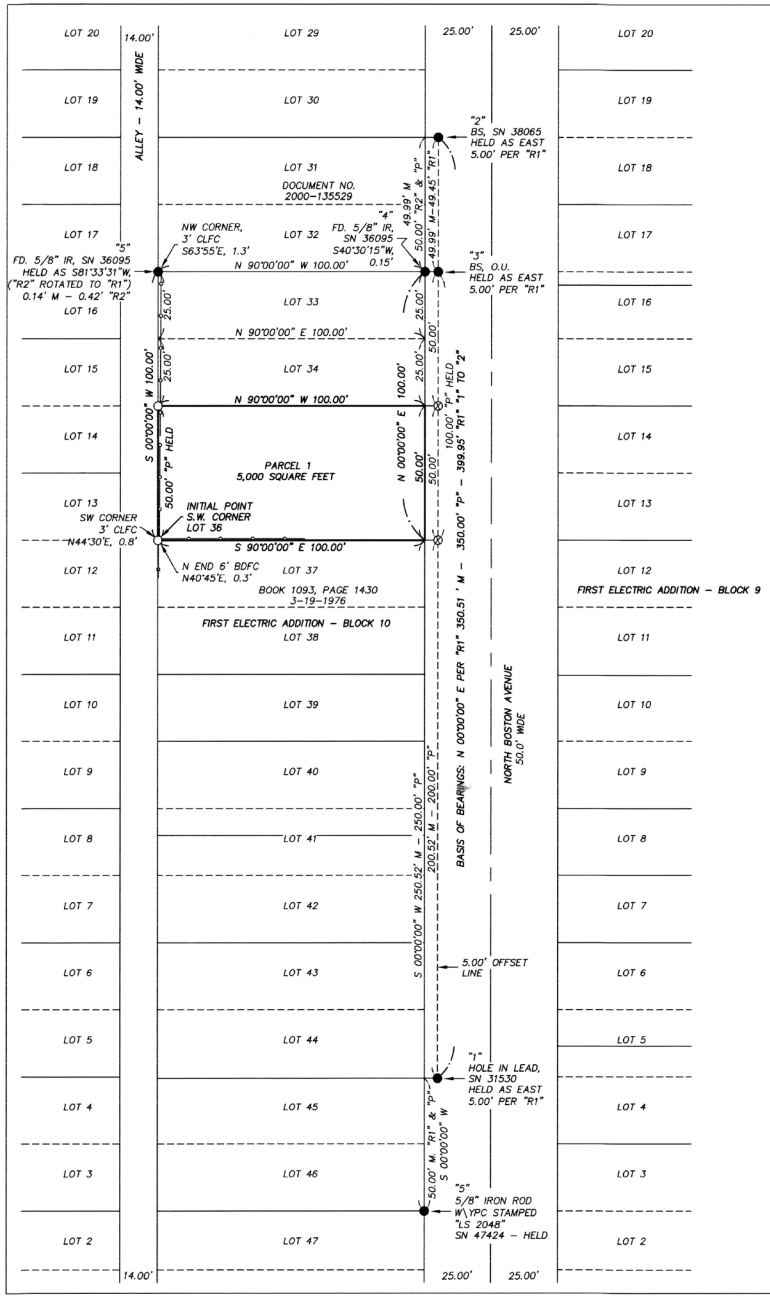
ZONING

NORTH

Site

Historic Landmark

File No.	LU 20 - 108381 LC
1/4 Section	2328
Scale	1 inch = 163 feet
State ID	1N1E16AB 8800
Exhibit	B Jan 24, 2020



PARTITION PLAT NO. _____

A REPLAT OF
LOTS 35 & 36,
BLOCK 10, FIRST ELECTRIC ADDITION TO ALBINA

SITUATED IN THE N.E. 1/4 OF SECTION 16, T.1N., R.1E., W.M.
CITY OF PORTLAND MULTNOMAH CO., OREGON

CITY OF PORTLAND BUREAU OF DEVELOPMENT SERVICES, LAND USE PLANNING DIVISION CASE FILE NO. LU 20-108381 LC

MARX ASSOCIATES
18615 E. BURNSIDE STREET
PORTLAND, OR 97233
FAX: 503-666-8666
TEL: 503-667-5550
EMAIL: DON@MARXASSOCS.NET

DATE DRAWN: JANUARY 7, 2020
DRAWING NO. 19067MP
ACCOUNT NO. 19067

NARATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO RE-PLAT AND CONSOLIDATE LOTS 35 AND 36, BLOCK 10, "FIRST ELECTRIC ADDITION TO ALBINA," ("P") MULTNOMAH COUNTY PLAT RECORDS AND PARTITION LOTS 35 & 36, AT THE REQUEST OF KEVIN FABRYCKI.

2. FOR MY BASIS OF BEARING I ORIENTED TO THE SN 64098 ("R1) BEARING OF N. 00°00'00" E. FOR A LINE OFFSET 5.00' EAST OF, WHEN MEASURED AT RIGHT-ANGLES TO, THE WEST RIGHT-OF-WAY LINE, NORTH BOSTON AVENUE – 50.00' WIDE. TO FIX SAID BASIS OF BEARINGS LINE I HELD THE FOUND MONUMENTS AT "1" AND "2" AS SHOWN, AS NOTED, AND AS COMPARED.
NOTE: THIS RESOLUTION CONFORMS TO THE FOUND MONUMENTS AT "3" AND "5" AS SHOWN AND NOTED.

3. TO FIX THE NORTH LINE OF THIS SURVEY, I HELD THE N.E. CORNER OF LOT 33 AS A POINT 5.00', S. 90°00'00" W OF THE FOUND MONUMENT "3" AND THE N.W. CORNER OF LOT 33 AS FIXED RELATIVE TO THE FOUND MONUMENT "5," AS SHOWN, AS NOTED, AS AS COMPARED.

4. THE S.E CORNER OF THIS SURVEY (THE S.E. CORNER OF LOT 36) WAS FIXED AS A POINT IN THE ABOVE NOTED WEST RIGHT-OF-WAY LINE, NORTH BOSTON AVENUE THAT IS 100.00' ("P" HELD) SOUTHERLY OF THE ABOVE NOTED N.E. CORNER OF LOT 33.

5. THE S.W. CORNER OF THIS SURVEY (THE S.W. CORNER OF LOT 36) WAS FIXED AS A POINT IN THE EAST LINE OF A 14.00' WIDE ALLEY THAT IS 100.00' ("P" HELD) S. 00°00'00" W. OF THE ABOVE NOTED N.W. CORNER OF LOT 33..

6. THE N.E. CORNER OF LOT 35 WAS FIXED AS A POINT IN THE WEST RIGHT-OF-WAY LINE, NORTH BOSTON AVENUE THAT IS 50.00' ("P" VALUE HELD) N. 00°00'00" E. OF THE ABOVE NOTED S.E. CORNER OF LOT 36.

7. THE N.W.. CORNER OF LOT 35 WAS FIXED AS A POINT IN THE EAST LINE OF A 14.00' WIDE ALLEY THAT IS 50.00' ("P" HELD) N. 00°00'00" E. OF THE ABOVE NOTED S.W. CORNER OF LOT 36.

6. HAVING FIXED THE BOUNDARIES OF SAID LOTS 35 TO 36, BLOCK 10, "P," THE BOUNDARIES OF LOTS 35 AND 36 WAS MONUMENTED. LOTS 35 AND 36 WERE CONSOLIDATED, PER CLIENTS INSTRUCTION AND THE CITY OF PORTLAND CASE FILE NO. LU 20-108381 LC.

30 15 0 30
SCALE: 1" = 30'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
FEBRUARY 14, 1985
DANIEL R. BAUER
2123
EXPIRATION DATE: 12/31/21

I CERTIFY THAT THIS SURVEY WAS PREPARED USING HP PRODUCT NO. 51645 INK ON OCE 8640M POLYESTER FILM

I CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT

LEGEND:

1. " ● " DENOTES FOUND MONUMENTS, TIED AND HELD AS SHOWN AND NOTED..
2. " ○ " DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MARX ASSOC" SET DECEMBER 21, 2019.
3. " ⊗ " DENOTES 1" COPPER DISC STAMPED "MARX ASSOCS" SET ON 5.00' EAST OFFSET, SET DECEMBER 21, 2019 PER CLIENTS REQUEST.
3. "P" DENOTES PLAT OF "FIRST ELECTRIC ADDITION TO ALBINA," MULTNOMAH COUNTY PLAT RECORDS.
"R1" DENOTES SN 64098, MULTNOMAH COUNTY SURVEY RECORDS.
"R2" DENOTES SN 61480, MULTNOMAH COUNTY SURVEY RECORDS.
5. "CLFC" DENOTES CHAINLINK FENCE.
"–o–" DEPICTS CHAINLINK FENCE.
"BDFC" DENOTES BOARD FENCE.
"–o–" DEPICTS BOARD FENCE
"SN" DENOTES SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS.
"SF" DENOTES SQUARE FEET.
"FD" DENOTES FOUND.
"BS" DENOTES BRASS SCREW.
"O.U." DENOTES ORIGIN UNKNOWN.
"W\YPC" DENOTES WITH YELLOW PLASTIC CAP.

APPROVALS:

APPROVED THIS 1st DAY OF July, 2020.

BY: Stephanie Butman
CITY OF PORTLAND, PLANNING DIRECTOR'S DELEGATE

APPROVED THIS 30th DAY OF JUNE, 2020.

BY: _____
CITY OF PORTLAND, ENGINEER'S DELEGATE

***

APPROVED THIS ____ DAY OF _____, 2020.

COUNTY SURVEYOR
MULTNOMAH COUNTY, OREGON

BY: _____

***

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE

BEEN PAID AS OF _____, 2020.

DIRECTOR
DIVISION OF ASSESSMENT & TAXATION
MULTNOMAH COUNTY, OREGON

BY: _____
DEPUTY

***

STATE OF OREGON)
) SS
COUNTY OF MULTNOMAH)

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

_____, 2020, AT __.M. AS PARTITION PLAT NO. _____

COUNTY RECORDING OFFICE

BY: _____
DEPUTY

DOCUMENT NO. _____

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENT, THAT FABRYCKI DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY. IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED PLAT, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED, IN ACCORDANCE WITH THE PROVISIONS OF OREGON REVISED STATUTES CHAPTER 92.

Kevin Fabrycki
KEVIN FABRYCKI – MEMBER
FABRYCKI DEVELOPMENT LLC

ACKNOWLEDGEMENTS:

STATE OF OREGON)
) SS
COUNTY OF MULTNOMAH)

KNOW ALL PEOPLE BY THESE PRESENTS: THIS IS TO CERTIFY THAT ON THIS 10 DAY OF June, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED KEVIN FABRYCKI, MEMBER, FRABRYKI DEVELOPMENT LLC, WHO BEING DULY SWORN DID SAY THAT HE DOES HEREBY ACKNOWLEDGE THAT HIS SIGNATURE AFFIXED THERETO IS OF HIS OWN FREE ACT AND DEED ON BEHALF OF SAID COMPANY.

_____
NOTARY SIGNATURE
William Hewitt James Hirabeck
NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER 970566

MY COMMISSION EXPIRES January 24, 2022

PARTITION PLAT NO. _____

A REPLAT OF
LOTS 35 & 36,
BLOCK 10, FIRST ELECTRIC ADDITION TO ALBINA

SITUATED IN THE N.E. 1/4 OF SECTION 16, T.1N., R.1E., W.M.
CITY OF PORTLAND MULTNOMAH CO., OREGON

CITY OF PORTLAND BUREAU OF DEVELOPMENT SERVICES, LAND USE PLANNING DIVISION CASE FILE NO. LU 20–108381 LC

MARX ASSOCIATES
18615 E. BURNSIDE STREET
PORTLAND, OR 97233
TEL: 503–667–5550
FAX: 503–666–8666
EMAIL: DON@MARXASSOCS.NET

DATE DRAWN: JANUARY 7, 2020
DRAWING NO. 19067MP
ACCOUNT NO. 19067

SURVEYOR'S CERTIFICATE:

I, DANIEL R. BAUER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PLAT, BEING LOTS 35 AND 36, BLOCK 10, FIRST ELECTRIC ADDITION TO ALBINA, A DULY RECORDED PLAT, MULTNOMAH COUNTY PLAT RECORDS, SITUATED IN THE NORTHEAST ONE–QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "MARX ASSOCS," SET AT THE SOUTHWEST CORNER OF SAID LOT 36; SAID POINT ALSO BEING ON THE EAST RIGHT–OF–WAY LINE OF A 14.00 FOOT WIDE ALLEY, FROM WHICH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 2048," FOUND AT THE SOUTHEAST CORNER OF LOT 46, SAID BLOCK 10, BEARS S. 90°00'00" E, 100.00 FEET AND S. 00°00'00" W., 250.52 FEET: THENCE S. 90°00'00" E., ALONG THE LINE COMMON TO LOTS 36 AND 37, SAID BLOCK 10, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 36 AND A POINT ON THE WEST RIGHT–OF–WAY LINE OF NORTH BOSTON AVENUE – 50.00 FEET WIDE; THENCE N. 00°00'00" E., A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE N. 90°00'00" W. ALONG THE LINE COMMON TO LOTS 34 AND 35, SAID BLOCK 10, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 35, AND A POINT IN THE EAST RIGHT–OF–WAY LINE OF A 14.00 FOOT WIDE ALLEY WITHIN SAID BLOCK 10; THENCE S. 00°00'00" W. ALONG SAID EAST RIGHT–OF–WAY LINE, A DISTANCE OF 50.00 FEET TO THE INITIAL POINT.

CONTAINING 5,000 SQUARE FEET, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
FEBRUARY 14, 1985
DANIEL R. BAUER
2123

EXPIRATION DATE: 12/31/21

I CERTIFY THAT THIS SURVEY WAS PREPARED USING HP PRODUCT NO. 51645 INK ON OCE 8640M POLYESTER FILM

NOTE:

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NO. LU 20–108381 LC.