



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

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Date: September 15, 2020
To: Interested Person
From: Lois Jennings, Land Use Services
503-865-6433 or lois.jennings@portlandoregon.gov

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

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 19-214541 LC

GENERAL INFORMATION

Applicant/Owner: Maria C.B. Salmon
P.O. Box 19496
Portland, OR 97280
Phn#: 503-381-4014 or WayneLandlord@msn.com

Representative: Mildred White, BAMA Architecture and Design LLC
7350 SE Milwaukie Ave
Portland, OR 97202
Phn#: 503-253-4283 or mildred@bamadesign.com

Surveyor: David Foster, Foster Surveying Inc.
3517 SE 198th Ave
Camas, WA 98607

Site Address: 2707 SE 85th Avenue

Legal Description: Block 4, East 10-ft. of Lot 2, Lot 3 & 4, Tabor
Tax Account No.: R819200540
State ID No.: 1S2E09BB 06900
Quarter Section: 3339

Neighborhood: Powellhurst-Gilbert, contact at pgnaboard@gmail.com
Business District: Eighty-Second Ave of Roses Business Association, contact at info@82ndave.org
District Coalition: East Portland Community Office, contact 503-823-4550

Plan District: None

Zoning:	R2- Multi-Family Residential Zone (2,000 s.f. per unit) with a comprehensive plan designation of R1
Overlay:	“a”-Alternative Design Density overlay
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, specifically Lot 3 and the East 10-ft. of Lot 2, Block 4 of Tabor View Subdivision into one Parcel. The existing duplex will be retained on the site. The lot consolidation will re-establish a lot line through the existing building. The lot consolidation is in preparation for a future property line adjustment with abutting Lot 4, Block 4 of Tabor View subdivision, which is under the same ownership.

The Property Line Adjustment application, 19-214545 PR, will relocate the north-south common lot line between the consolidated lot and Lot 4 into an east-west direction to have the existing duplex on its own lot. To retain the duplex on its new lot will require an Adjustment to the minimum front setback standard. The applicant has submitted a separate Land Use Review Application, LU # 20-119711 AD for the adjustment request to front setback. The Property Line Adjustment application, 19-214545 PR and the Adjustment to front setback, LU 20-119711 AD are separate applications and separate reviews. Each of these separate reviews are relevant to determine if this Lot Consolidation may move forward.

Relevant Approval Criteria:

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

Zoning Code Section 33.700.080 states that Land Use Review Applications are reviewed under the regulations in effect at the time the application is submitted, provided that the application is complete at the time of the submittal, or complete within 180 days. This application was submitted on August 21, 2019 and determined to be complete on February 18, 2020.

The zoning map indicates the site is zoned R2-Low Density Multi-Family Residential zone with an “a”-Alternative Design Density overlay since this Lot Consolidation application is vested in the zoning and zoning code in effect at the time the application was submitted on August 21, 2019.

The current zoning of the site as of March 1, 2020 is RM1-Residential Multi-Dwelling 1 Zone with a MD-C comprehensive plan designation

ANALYSIS

Site and Vicinity: The site is a corner lot on the south side of SE Clinton Street and SE 85th Avenue. The existing two-story duplex is screened from SE Clinton street by an existing hedge. The existing tall evergreen shrubs provide screening between the duplex and the northern portion of the site nearest SE Clinton Street creating an appearance that the northern portion of the site is separate from the duplex. Pedestrian and vehicle access to the duplex is from SE 85th Avenue.

Both SE 85th Avenue and SE Clinton Street are classified as Local Service Streets. SE Clinton Street is a gravel roadway with no sidewalks or curbs. SE 85th Avenue is a paved roadway with sidewalk and curbs intermittently along this street. A shared curb-cut provides vehicle access to the duplex from SE 85th Avenue.

The surrounding area is a mixture of residential development from single-family residences, duplexes, and multi-family apartment buildings. Portland Community College SE Campus is to the northeast at SE 82nd Avenue and SE Division Street. Harrison Park is the nearest park northwest of the site adjacent to Harrison Park Elementary School at 2225 SE 87th

Avenue. Tri-Met provides transit service on SE 82nd Avenue via Bus Line #72 or on SE Division Street via Bus line #2. Commercial development is along SE Division Street and SE 82nd Avenue.

Zoning: Residential 2,000 – The R2 zone allows multi-dwelling residential development up to a maximum density of one unit per 2,000 square feet of site area, or up to one unit per 1,600 square feet with an inclusionary housing bonus, and requires a minimum density of one unit per 2,500 square feet of site area. Newly created lots in the R2 zone must be at least 4,000 square feet in area for multi-dwelling development, 1,600 square feet for development with attached or detached houses, and 2,000 square feet for development with duplexes. Minimum lot width and depth standards may apply.

The “a”-Alternative Design Density Overlay Zone (33.405) is intended to allow increased density that meets design compatibility requirements. It focuses development on vacant sites, preserves existing housing stock, and encourages new development that is compatible with the surrounding residential neighborhood.

Land Use History: City records indicate the following land use reviews associated to this site:

- 19-214545 PR- Property Line Adjustment Application to relocate the common lot line into an east-west direction to allow the duplex to be on its own lot. This property line adjustment application is currently pending.
- LU 20-119711 AD- Approval of an Adjustment to reduce the front building setback for an existing duplex, from 10 feet to 7 feet (Section 33.120.220) with conditions.

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on February 21, 2020.

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

- Portland Bureau of Transportation
- Fire Bureau
- Site Development Section of BDS
- Urban Forestry Section of Parks Bureau
- Life Safety Section of BDS

The Water Bureau and Bureau of Environmental Services (BES) 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 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 R2 zone, so the consolidated lot identified as Parcel 1 must meet the standards in Chapter 33.612 or one of the noted exceptions, above. 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):

	R2 Zone Requirement for duplex lot	Parcel 1 (after consolidation)
Minimum Lot Area	2,000 s.f.	3,0555 s.f.
Minimum Lot width	33-ft.	35-ft.
Minimum Lot Depth	50-ft.	100-ft.
Minimum Front Lot Line	30-ft.	35.07-ft.

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 these criterion does not apply.

C. Conditions of land use approvals. Conditions of land use approvals continue to apply and must be met.

Findings: The condition related to planting landscaping required by LU 20-119711 AD has been met by the final of the zoning permit, 20-169891 ZP. This criterion is met.

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 applicant provided an existing conditions supplemental site utility survey (Exhibit A.7) for the Service Bureaus to review for this lot consolidation proposal.

Water Service:

- There is a 6-inch DI water main service in SE Clinton Street and an 8-inch CI water main in SE 85th Avenue. The existing duplex receives service from the water main in SE 85th Avenue.

The Water Bureau (Exhibit E.3) provides the following comments: Water Bureau has no issues with the lot consolidation proposal. The existing duplex may continue to use the existing service.

Sanitary & Stormwater Services:

- There is an 8-inch public PVC sanitary-only sewer in SE 85th Avenue (BES as-built#4628). According to City plumbing records (PLM96-71523 and PLM 97-52342), the existing duplex structure is currently connected to the sanitary-only sewer in SE 85th Avenue via a lateral located 346 feet from the manhole (ID ACA248) south of the subject property in SE 85th Avenue. This places the lateral approximately 36-feet from the southern property.
- There are no public storm-only sewers available to this property.

The original existing conditions supplemental site utility plan (Exhibit A.7) indicated there were two separate sanitary lateral connections for the duplex to remain and shows location of downspouts. Bureau of Environmental Services (BES) did not have sanitary sewer connection records indicating there is a second lateral and the plan did not reflect how stormwater was managed for the existing structure. BES required the applicant to locate

the subsurface utilities and provide a revised existing conditions supplemental survey utility plan showing the true location of the sanitary laterals and stormwater facilities serving the existing structure.

Bureau of Environmental Services (BES) (Exhibit E.1& E1.a) provided the following comments:

- A sewer inspection report from Environmental Works date May 5, 2020 (Exhibit A.19 & A.22) and photos of lateral locate markings documenting the location of sanitary connections and stormwater disposal systems for the duplex to remain on proposed Tract 2.
- A revised supplemental drawing/existing conditions survey from Foster Surveying dated May 1, 2020 (Exhibit C.1) showing the true location of existing sanitary sewer connections and the stormwater management facilities was submitted.
- The following determination from the BES Trades and Sewer Connections Supervisor: BES will accept the amount of wye in the right-of-way and will not require further action.

Based on the submitted proposal the sanitary and stormwater on the site would be going out of conformance with BES requirements by this lot consolidation proposal. However, BES has reviewed and recommended approval since the proposed Property Line Adjustment (PLA) case file #19-214545 PR, will bring these issues back into conformance with BES requirements for sanitary sewer and stormwater management. Based on the additional information provided (noted above), BES had determined that sufficient information has been provided to demonstrate the proposal (with condition of approval) complies with the approval criteria related to sanitary sewage disposal and stormwater management. Therefore, BES does not object to this proposed lot consolidation, with the condition on the finalization of the property line adjustment reviewed under 19-214545 PR

With the recommended condition of approval, the applicant must complete the Property Line Adjustment under case file# 19-214545 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 bureau 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 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 East 10-ft. of Lot 2, Lot 3 and Lot 4, Block 4 of Tabor View Subdivision. The East 10-ft. of Lot 2 and Lot 3, Block 4 of Tabor View Subdivision are being consolidated into one parcel. This lot consolidation will reestablish a lot line between Lot 4 and the new consolidated parcel. As shown on the supplemental existing conditions survey, the lot consolidation plat will reestablish a lot line located under the existing duplex building and therefore bring the site out of compliance with Title 33 development standards for setbacks. To remain in compliance with Title 33 development standards, the applicant will need to complete the property line adjustment application which will relocate the established property line from under the building or the owner signs a Covenant Not to Sell the Properties Separately must be established to keep the properties in the same ownership. The other alternative is to remove the existing duplex from the site, which is not the owner's intent. This approval is conditional on the finalization of the property line adjustment approved through 19-214545 PR, which would relocate the established property line from under the building to be in compliance with the Zoning Code. If 19-214545 PR is not

finalized, a Covenant Not to Sell the Properties Separately must be established to keep the properties in the same ownership.

OTHER TECHNICAL REQUIREMENTS

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

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

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 2016 Oregon Structural Specialty Code (OSSC), or the 2016 Oregon Mechanical Specialty Code (OMSC), henceforward referred to as the Building Code:

The lot consolidation plat currently shows a solid line being placed through the existing duplex, which would place the property out of compliance with the Building Code.

Life Safety Plan Review does not object to the approval of this lot consolidation proposal, since then applicant submitted a property line adjustment application, 19-214545 PR. This property line adjustment application, when completed, will relocate the established property line from under the building to be in compliance with Building Code.

CONCLUSIONS

The applicant proposes to consolidate historic East 10-ft. of Lot 2 and Lot 3, Block 4 of Tabor View Subdivision into one parcel.

The lot consolidation will reestablish a lot line through an existing duplex, 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 and building code requirements and service requirements for the Bureau of Environmental Services. 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 separately 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 create one Parcel from historic East 10-ft. of Lot 2, Lot 3, Block 4 of Tabor View Subdivision as illustrated by Exhibit C.1. This approval is subject to the following condition:

- 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 (19-214545 PR or similar) 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: S. Beekman on September 14, 2020
By authority of the Director of the Bureau of Development Services

Decision mailed on September 15, 2020

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 (December 14, 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 August 21, 2019 and was determined to be complete on February 18, 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 August 21, 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 provided the maximum allowed extension to the 120-day review period (Exhibit A.12), which will expire on February 20, 2021.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

The file and all evidence on this case is available for your review by appointment. Please contact the receptionist at 503-823-7967 to schedule an appointment. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

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

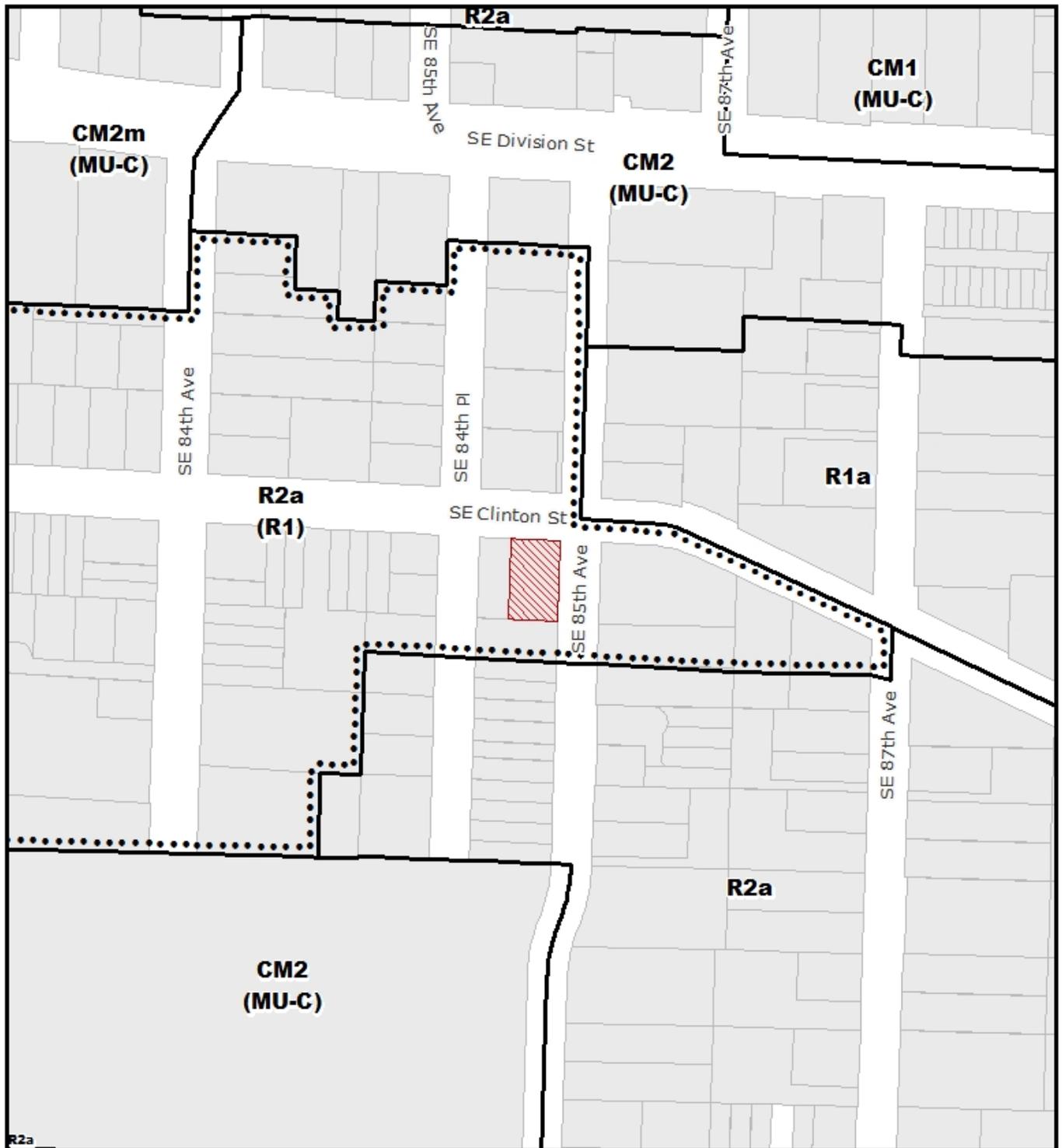
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Original Lot Consolidation Plat survey
 - 2. Reduced Supplemental Existing Conditions Survey with PLA survey
 - 3. Copy of future PLA survey
 - 4. Title Report with Deed History
 - 5. E-mail dated January 2, 2020 requesting not to deem application complete
 - 6. Copy of Tabor View subdivision plat map
 - 7. Existing Conditions Survey submitted January 23, 2020
 - 8. Revised Lot consolidation Survey submitted January 23, 2020
 - 9. E-mail dated January 23, 2020 from applicant requesting not to deem application complete
 - 10. Narrative addressing lot consolidation approval criteria
 - 11. Copy of Adjustment application associated to PLA
 - 12. Request for an Extension to 120-day review period submitted March 23, 2020
 - 13. Revised Supplemental Existing Conditions Survey Submitted
 - 14. Revised Lot Consolidation plat survey submitted March 23, 2020
 - 15. E-mailed copy of plans from 1997 building permit
 - 16. Sewer information
 - 17. Revised Supplemental existing conditions survey submitted April 22, 2020
 - 18. Revised Supplemental existing conditions survey submitted April 27, 2020
 - 19. Environmental Works Sewer Inspection report dated April 27, 2020
 - 20. Revised Lot Consolidation Plat survey submitted on April 29, 2020
 - 21. Revised Supplemental existing conditions survey submitted May 1, 2020
 - 22. Environmental Works Sewer Inspection Report dated 5/5/20
 - 23. Revised Lot Consolidation Plat Survey submitted by mail on May 7, 2020
 - 24. Existing Conditions Supplemental Survey submitted by mail on May 7, 2020
- B. Zoning Map (attached)
- C. Plans/Drawings
 - 1. Approved Lot Consolidation Plat (attached)
 - 2. Supplemental Existing Conditions Survey & Site Utility Plan
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - a. May 18, 2020 Addendum memo from BES
 - 2. Portland Bureau of Transportation Engineering & Development Review Section
 - a. Revised Portland Bureau of Transportation Engineering & Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
 - 7. Life Safety Section of BDS
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter

3. Warning Letter dated January 17, 2020
4. March 10, 2020 memo for Lot Consolidation Plat issues
5. April 9, 2020 BDS LUS Memo of outstanding items
6. E-mail Communication with applicant, surveyor and representative

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 
NORTH

 Site

File No.	LU 19 - 214541 LC
1/4 Section	3339
Scale	1 inch = 163 feet
State ID	1S2E09BB 6900
Exhibit	B Feb 20, 2020

PARTITION PLAT NO.

REPLAT OF A PORTION OF LOT 2, LOT 3 BLOCK 4 "TABOR VIEW"
SITUATED IN THE NORTHWEST ONE-QUARTER
OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY,
STATE OF OREGON

DATE OF SURVEY: JUNE 26, 2019
DATE OF SURVEY MONUMENTATION: APRIL 29, 2020

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT NO. 2019-133895, MULTNOMAH COUNTY DEED RECORDS, BEING THE EAST 10 FEET OF LOT 2 AND ALL OF LOT 3 BLOCK 4, "TABOR VIEW."

FOR MY BASIS OF BEARING, I HELD THE CENTERLINE OF S.E. CLINTON STREET BEING THE FOUND 1/2" IRON PIPE (A) IN MONUMENT BOX AT THE INTERSECTION OF S.E. CLINTON STREET AND S.E. 84TH AVENUE FOR LINE AND A POINT (C) 30.00 FEET PERPENDICULAR TO THE FOUND AND HELD 1/2" IRON ROD (B) AT THE NORTHWEST CORNER OF BLOCK 4 OF "TABOR VIEW."

FOR THE NORTH LINE (SOUTH RIGHT-OF-WAY LINE OF S.E. CLINTON STREET) OF BLOCK 4, "TABOR VIEW," I HELD A LINE PARALLEL WITH THE CENTERLINE OF S.E. CLINTON STREET AND 30.00 FEET SOUTH.

FOR THE EAST LINE OF BLOCK 4 (LOT 4), I HELD THE FOUND 5/8" IRON ROD (D) AT THE SOUTH-EAST CORNER OF LOT 13, BLOCK 4, AND THE FOUND AND HELD 1/2" IRON PIPE (E) FOR LINE. ESTABLISHING THE EAST LINE OF BLOCK 4. TO ESTABLISH THE WEST LINE OF LOT 4, I HELD THE PROPORTIONAL DISTANCE (25.05) MEASURED ALONG THE NORTH LINE OF BLOCK 4 AND THEN HELD A LINE PARALLEL WITH THE EAST LINE OF BLOCK 4.

FOR THE SOUTH LINE OF LOTS 1, 2 AND 4, I HELD A LINE PARALLEL WITH AND 100.00 FEET SOUTH OF THE NORTH LINE OF BLOCK 4.

FOR THE WEST LINE OF BLOCK 4, I HELD THE LINE AS BEING PARALLEL WITH THE EAST LINE OF BLOCK 4 (S.E. 85TH AVENUE), HOLDING THE FOUND 1/2" IRON ROD AT THE NORTHWEST BLOCK CORNER (POINT B).

FOR THE WEST LINE OF THE SUBJECT PROPERTY, I.E. THE DIVIDING LINE BETWEEN DOCUMENTS 2011-04473 AND 2019-133895, I HELD THE LINE PARALLEL WITH THE EAST AND WEST BLOCK LINES AND THEN HOLDING RECORD DISTANCE THE EAST 10.00 FEET OF LOT 2, FROM DEED REFERENCES (E)(F)(G) AND (H). I GAVE THE 0.09' EXCESS TO THE (S)ENORY PROPERTY TO THE WEST.

LEGEND

●	FND. MONUMENT AS NOTED
IR	DNOTES IRON ROD
IP	DNOTES IRON PIPE
FND.	DNOTES FOUND
(MCSR)	DNOTES MULTNOMAH COUNTY SURVEY RECORDS
(MCPR)	DNOTES MULTNOMAH COUNTY PLAT RECORDS
(MCDR)	DNOTES MULTNOMAH COUNTY DEED RECORDS
DOC. NO.	DNOTES DOCUMENT NUMBER
(2)	DNOTES REFERENCE NUMBER
O	SET 5/8" X 30" IRON ROD WITH Y.P.C. INSCRIBED "FOSTER LS 1934" ON APRIL 29, 2020
*A	DNOTES CORNER POSITION LETTER. SEE NARRATIVE
S.N.	SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
(M)	DNOTES MEASURED DISTANCE
Y.P.C.	DNOTES YELLOW PLASTIC CAP
SF	DNOTES SQUARE FEET
DN	DNOTES DOWN
(O.U.)	DNOTES ORIGIN UNKNOWN
②	DNOTES BLOCK NUMBER
③	1.125" DIAMETER BRASS DISK INSCRIBED "FOSTER LS 1934" SET IN CONCRETE ON APRIL 29, 2020

SURVEYED FOR:

WAYNE AND MARIA SALMON
P. O. BOX 19496
PORTLAND, OREGON 97280

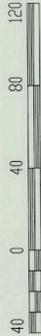
SURVEYED BY

FOSTER SURVEYING, INC.
3517 SE 198TH AVENUE
CAMAS, WASHINGTON 98607
503-997-1100

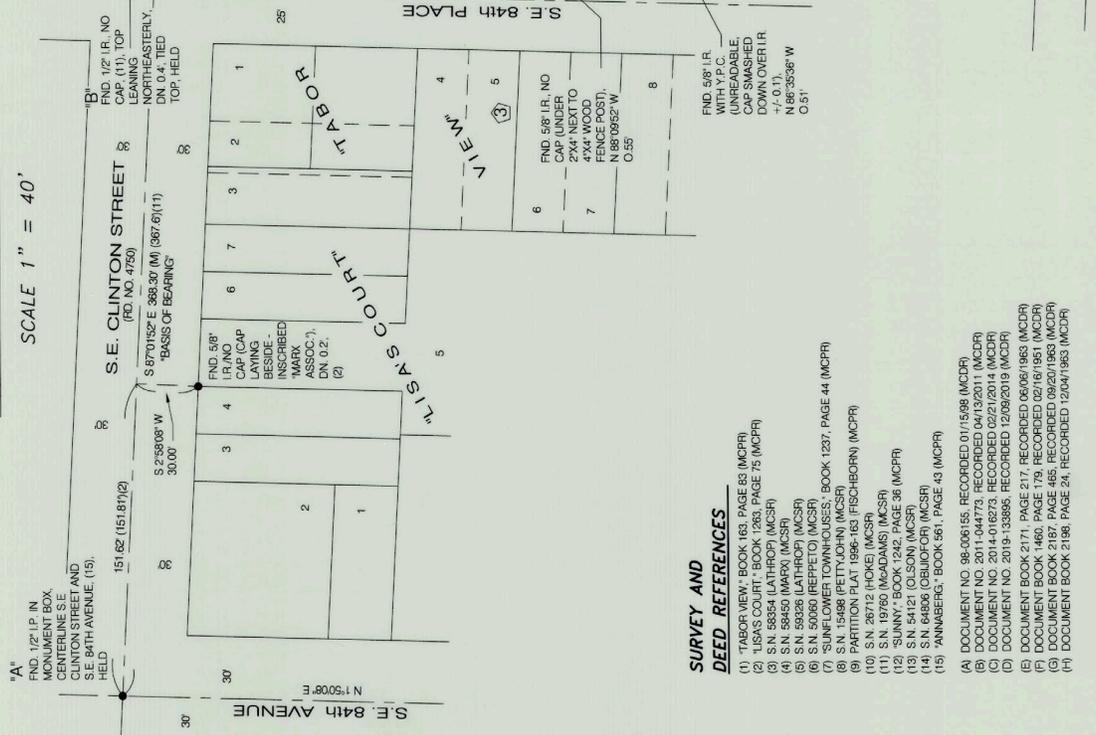


RENEWED THRU: 12-31-21

CITY OF PORTLAND
CASE FILE NO.:
LU19-214541 LC



SCALE 1" = 40'



SURVEY AND DEED REFERENCES

- (1) "TABOR VIEW" BOOK 163, PAGE 63 (MCPR)
- (2) "LISAS COURT" BOOK 1242, PAGE 36 (MCPR)
- (3) S.N. 89354 (LATHROP) (MCSR)
- (4) S.N. 89450 (MARK) (MCSR)
- (5) S.N. 89326 (LATHROP) (MCSR)
- (6) S.N. 30080 (REPPETO) (MCSR)
- (7) "SUNFLOWER TOWNHOUSES," BOOK 1237, PAGE 44 (MCPR)
- (8) S.N. 15488 (PETTY/JOHN) (MCSR)
- (9) PARTITION PLAT (BANKS/FISCHER) (MCPR)
- (10) S.N. 19765 (MCADAMS) (MCSR)
- (11) S.N. 19765 (MCADAMS) (MCSR)
- (12) "SUNNY" BOOK 1242, PAGE 36 (MCPR)
- (13) S.N. 54121 (OLSON) (MCSR)
- (14) S.N. 64806 (OBLIJOFOR) (MCSR)
- (15) "ANNABERG," BOOK 581, PAGE 43 (MCPR)
- (16) DOCUMENT NO. 88-06155, RECORDED 01/15/98 (MCDR)
- (17) DOCUMENT NO. 2011-04473, RECORDED 04/13/2011 (MCDR)
- (18) DOCUMENT NO. 2011-04473, RECORDED 02/21/2014 (MCDR)
- (19) DOCUMENT NO. 2019-133895, RECORDED 12/09/2019 (MCDR)
- (20) DOCUMENT BOOK 2171, PAGE 217, RECORDED 06/06/1963 (MCDR)
- (21) DOCUMENT BOOK 1460, PAGE 179, RECORDED 02/16/1951 (MCDR)
- (22) DOCUMENT BOOK 2187, PAGE 465, RECORDED 09/20/1963 (MCDR)
- (23) DOCUMENT BOOK 2198, PAGE 24, RECORDED 12/04/1963 (MCDR)

SURVEYOR'S CERTIFICATE:

I, DAVID A. FOSTER, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, SAID LAND BEING DESCRIBED AS FOLLOWS:
BEING A PORTION OF LOT 3 AND ALL OF LOT 3, BLOCK 4, "TABOR VIEW", IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, IN THE COUNTY OF MULTNOMAH, CITY OF PORTLAND AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD MARKING THE NORTHWEST CORNER OF BLOCK 4, "TABOR VIEW", AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF S.E. CLINTON STREET AND THE EAST RIGHT-OF-WAY LINE OF S.E. 84TH PLACE; THENCE RUNNING ALONG THE SOUTH RIGHT-OF-WAY LINE OF S.E. 84TH PLACE A DISTANCE OF 146.14 FEET TO THE NORTHWEST CORNER OF LOT 3 SOUTH 87° 01' 52" EAST A DISTANCE OF 146.14 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 98-068155, RECORDED JANUARY 15, 1988, MULTNOMAH COUNTY DEED RECORDS, SAID POINT BEING THE INITIAL POINT, BEING A SET 5/8" X 3/4" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "FOSTER LS 1934", OF THE TRACT BEING HEREIN DESCRIBED, THENCE FROM SAID INITIAL POINT, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF S.E. CLINTON STREET AND THE NORTH LINES OF LOTS 2, 3, BLOCK 4, "TABOR VIEW", SOUTH 87° 01' 52" EAST A DISTANCE OF 146.14 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 98-068155, LEAVING SAID NORTHWEST CORNER, RUNNING ALONG THE WEST LINE OF SAID LOT 3 SOUTH 1° 50' 08" WEST A DISTANCE OF 100.02 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 4 "TABOR VIEW", THENCE LEAVING SAID WEST LINE, RUNNING ALONG THE SOUTH LINE OF LOT 3 AND A PORTION OF LOT 2 NORTH 87° 01' 52" WEST A DISTANCE OF 38.05 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 98-068155, THENCE LEAVING SAID SOUTH LINE RUNNING ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 98-068155 NORTH 1° 50' 08" EAST A DISTANCE OF 100.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.E. CLINTON STREET AND THE INITIAL POINT.

CONTAINING 3,505 SQUARE FEET, MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARIA C.B. SALMON, OWNER OF THE LAND REPRESENTED ON THE ANNEKED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYORS CERTIFICATE, DOES HEREBY DECLARE THIS MAP OF THE PARTITION PLAT TO BE CORRECT AND ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

MARIA C.B. SALMON
[Signature]

ACKNOWLEDGMENT:

STATE OF OREGON)
COUNTY OF MULTNOMAH) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
May 8th, 2020, BY MARIA C.B. SALMON.

NOTARY SIGNATURE
[Signature]
NOTARY PUBLIC - OREGON
Louis Antonio Zurita Lopez

COMMISSION NO. 9868233
MY COMMISSION EXPIRES: April 8, 2023

PARTITION PLAT NO. _____

REPLAT OF A PORTION OF LOT 2, LOT 3 BLOCK 4 "TABOR VIEW"
SITUATED IN THE NORTHWEST ONE-QUARTER
OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY,
STATE OF OREGON

CITY OF PORTLAND
DATE OF SURVEY: JUNE 26, 2019
CASE FILE NO.:
LU19-214541 LC

APPROVALS:

APPROVED THIS 14th DAY OF September, 2020
BY: *[Signature]* (9/14/20)
CITY OF PORTLAND PLANNING DIRECTORS DELEGATE
APPROVED THIS 16th DAY OF JULY, 2020
BY: *[Signature]*
CITY OF PORTLAND - CITY ENGINEERS DELEGATE

APPROVED THIS _____ DAY OF _____, 2020
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 _____, 2020

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 THE _____ DAY
OF _____, 2020 AT _____ M.
AS PARTITION PLAT NO. _____

COUNTY RECORDING OFFICE

BY: _____
DEPUTY

DOCUMENT NO. _____

NOTES:

1) THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NO. LU19-214541 LC.

SURVEYED FOR:

MARIA C.B. SALMON
P. O. BOX 19496
PORTLAND, OREGON 97280

SURVEYED BY:

FOSTER SURVEYING, INC.
3517 SE 198th AVENUE
CAMAS, WASHINGTON 98607
503-987-1100



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
DAVID A. FOSTER
DECEMBER 16, 1980
1934
RENEWED THRU: 12-31-21