



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

Dan Ryan, Commissioner  
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Phone: (503) 823-7300  
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[www.portland.gov/bds](http://www.portland.gov/bds)

**Date:** October 1, 2020  
**To:** Interested Person  
**From:** Lois Jennings, Land Use Services  
503-865-6433 or [lois.jennings@portlandoregon.gov](mailto:lois.jennings@portlandoregon.gov)

**NOTICE OF A TYPE I<sub>x</sub> 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 20-153631 LC**

**GENERAL INFORMATION**

**Applicant:** Steve Messinetti,  
Habitat For Humanity Portland/Metro East  
1478 NE Killingsworth St  
Portland, OR 97211

**Representative & Surveyor:** Chris Goodell,  
AKS Engineering & Forestry LLC  
12965 SW Herman Rd Ste 100  
Tualatin, OR 97062  
Contact: 503-563-6151 or [chrisg@aks-eng.com](mailto:chrisg@aks-eng.com)

**Owner:** Habitat For Humanity Portland/Metro East  
1478 NE Killingsworth St  
Portland, OR 97211-4981

**Site Address:** 13445 SE FOSTER RD

**Legal Description:** A portion of Lot 12 ( TL 3000) of LAMARGENT PK NO 2; LOT 1 OF PARTITION PLAT 1990-29; LOT 2 OF PARTITION PLAT 1990-29; LOT 3 OF PARTITION PLAT 1990-29

**Tax Account No.:** R466203790, R649701700, R649701720, R649701740,  
**State ID No.:** 1S2E14DC 03000, 1S2E14DC 02901, 1S2E14DC 02902, 1S2E14DC 02903

**Quarter Section:** 3644

**Neighborhood:** Pleasant Valley, contact Steve Montgomery at [foxtrotlove@hotmail.com](mailto:foxtrotlove@hotmail.com), Powellhurst-Gilbert, contact at [pgnaboard@gmail.com](mailto:pgnaboard@gmail.com)

**Business District:** Midway, contact at info@midwaybusiness.org.  
**District Coalition:** East Portland Community Office, contact at 503-823-4550.

**Plan District:** Johnson Creek Basin

**Zoning:** RM1- Residential Multi-Dwelling 1  
**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 is proposing to consolidate Parcels 1, 2 and 3 of Partition Plat 1990-29 and portion of Lot 12 of Lamargent Park No. 2 (adjacent tract of land identified as State ID 1S2E 14 DC 3000) into one Parcel. Parcels 1, 2 and 3 were created by Multnomah County Land Division Case file# LD 12-90. LD 12-90 has conditions of approval that are still in effect related to when development occurs on the site. These conditions are being requested to be eliminated since the site will be consolidated into one parcel and developed as one versus individual lots. The Lot Consolidation Plat attached shows the consolidate site as Parcel 1. Future multi-family development on Parcel 1 would be subject to development standards of the Portland Zoning Code (Title 33) in effect at the time the building permit application is submitted. The future multi-dwelling development 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 found in:

- **Section 33.675.300, Lot Consolidation Approval Criteria**

## ANALYSIS

**Site and Vicinity:** This vacant 1.91-acre site is located in SE Portland along the north side of SE Foster Road, between SE 134<sup>th</sup> Avenue and SE 136<sup>th</sup> Avenue. A mixture of evergreen and deciduous trees creates a border along exterior boundary of this site.

The surrounding area is primarily developed with single-dwelling development of one and two-stories with a few interspersed multi-family developments. There is a residential manufactured home park approximately 800 feet to the west of the site. Gilbert Park Elementary School and Gilbert Primary Park is directly to the northwest of the site. TriMet provides service to this site via Bus Line #10.

Zoning directly adjacent to the site is RM1 and then to the east of SE 136<sup>th</sup> Avenue and south side of SE Foster Road is R5 -single family residential. The closest commercial development is at the intersection of SE 128<sup>th</sup> Avenue and SE Foster Road and at the intersection of SE 122<sup>nd</sup> Avenue.

**Infrastructure:**

**The Service Bureaus have provided the following information regarding the existing infrastructure:**

- Streets- SE Foster Road is classified as a District Collector, Transit Access Street, City Bikeway, Truck Access Street, and a Major Emergency Response Street. The frontage is improved with a 6-ft. curb-tight sidewalk with approximately 15-ft. from the back of the sidewalk to the property line along the eastern frontage, and 10-ft. behind the sidewalk along the western frontage. No dedications should be needed to reconstruct the existing curb tight sidewalk with a 12-ft. sidewalk with a 4-ft. furnishing zone. Since the frontage is over 100-ft. long, a public works permit shall be required to reconstruct the frontage.

- Water Service – Water is available to this site from the 16-inch ductile iron water main in SE Foster Road. The site is currently served through four 5/8-inch meters on 3/4-inch services. Services will be evaluated at the time of building permit review. If services are found to be inadequate in size, they will be resized at the expense of the applicant. If an existing service is not used for the new development, it must be removed.
- Sanitary Service- There is a public 8-inch PVC sanitary sewer in SE Foster Road (BES as-built #4716).
- Stormwater Disposal- There are no public storm-only sewers available to this property. Public underground injection control (UIC) systems (“pumps”) infiltrate stormwater runoff from the public right-of-way in the vicinity of the site. Stormwater from the private development cannot be charged to public UICs.

Development and redevelopment sites that include any of the triggers listed in PCC 17.38.040 are subject to the policies and standards of PCC 17.38.035, Portland’s Stormwater Management Manual (SWMM) and Source Control Manual (SCM). Projects must comply with the current adopted version of the SWMM as of the permit application date.

**Zoning:** RM1 within the Johnson Creek Basin Plan District

- Residential Multi-Dwelling 1 (33.120)—The RM1 zone is a low-scale multi-dwelling zone that allows multi-dwelling residential development up to a maximum FAR of 1 to 1 and requires a minimum density of 1 unit per 2,500 square feet of site area.
- The Johnson Creek Basin Plan District (33.537)- This plan district provides for the safe, orderly, and efficient development of lands which are subject to a number of physical constraints, including significant natural resources, steep and hazardous slopes, flood plains, wetlands, and the lack of streets, sewers, and water services.

**Land Use History:** City records indicate there are prior land use reviews for this site.

- LU 06-131422 LDS – City Council approval (on appeal) of a land division for 30 lots. This preliminary decision has expired.
- Multnomah County Land Use Case File LD 12-90 – A three (3) lot partition resulting in Partition Plat 1990-29. The eastern 3 lots of the subject site make up this original partition. All conditions required to complete the final plat were met. Conditions 3, 5 and 6 applied at the time of development and are addressed later in this staff report.

**Agency and Neighborhood Review:** A Notice of Proposal in your Neighborhood was mailed on July 13, 2020.

1. **Agency Review:** Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Exhibits “E” contain the complete responses. The following Bureaus have responded with no issues or concerns about the proposal:
  - Bureau of Environmental Services
  - Portland Bureau of Transportation
  - Water Bureau
  - Fire Bureau
  - Site Development Section of BDS
  - Life Safety Section of BDS
2. **Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **July 13, 2020**. 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 proposed site is in the RM1 zone. Approval standards 1.a through 1.e are related to the required lot dimensions and creation of a consolidated parcel that will either meet the lot dimension standards of the zone or meet the listed exceptions. The proposed consolidated lot meets the lot dimension standards of the RM1 zone as shown in the following table (this information is found in Table 612-1 of the Zoning Code):

	<b>RM1 Zone Requirement</b>	<b>Parcel 1 (after consolidation)</b>
Minimum Lot Area	4,000 s.f.	83,340 s.f. (1.913 acres)
Minimum Lot Width	33-ft.	227-ft.
Minimum Lot Depth	70-ft.	358.90-ft.
Minimum Front Lot Line	30-ft.	228.17-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:** Conditions related to approval of the final plat for LD 12-20 were completed prior to recording of the final plat. The following conditions were applicable at the time of development of the site:

- Condition 3 of LD 12-90: In conjunction with issuance of building permits for either parcel construct on-site water retention and/or control facilities adequate to ensure that surface runoff volume after development is no greater than that before development per MCC 11.45.600. Plans for the retention and/or control facilities will be subject to approval by the county engineer with respect to potential surface runoff on the adjoining public right-of-way.
- Condition 5 of LD 12-20: In conjunction with issuance of building permits, approved the following on-site improvements:
  - A. Improve the 24-ft. wide panhandle portion of the flag lot (Parcel 3) to the following on-site improvements.
    - (1) Paving: 10-feet in width to provide a durable all-weather surface which can be either (a) a two-inch thickness of asphalt concrete paving on a four to six inch base or (b) the equivalent to (a) above in Portland cement construction on a suitably prepared base.
    - (2) The above improvements shall be installed between the front property line of Parcel 3 abutting SE Foster Road and the garage of the residence on Parcel 3.
    - (3) The remaining width of the panhandle shall be landscaped and maintained.
- Condition 6 of LD 12-20: Prior to issuance of building permits for Parcel 3 apply for and obtain a Land Feasibility Study confirming the ability to use on-site sewage disposal system on Parcel 3.

The site is currently within the City of Portland jurisdiction and previous conditions were set when the property was located within Multnomah County’s jurisdiction. The site is currently vacant with access to a public sewer within the SE Foster Road. Bureau of Environmental Services will review and implements regulations regarding stormwater disposal at the time of building permit application for the future development. At the time of development of the site the future development will be subject to building code requirements for construction of a driveway and Portland Zoning Code -Title 33 development standards in relationship to landscaping, parking, building coverage etc.

These individual Parcels, Parcels 1, 2 and 3 of Partition Plat 1990-29, created by LD 12-20 will no longer exist once this lot consolidation is completed and recorded. The site will be developed as a whole and subject to current City regulations.

These conditions are not necessary since Service Bureau requirements, Building Code and Title 33 -Portland Zoning Code will be required to be met at the time of building permit application review and approval for the future development.

The above listed conditions of approval no longer apply to the site or the future development on the site when the site is consolidated into one parcel. This criterion is met.

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

**Findings:** The site related conditions of the previous land division approval will no longer apply as discussed above. There are no other conditions of approval that apply to the site. This criterion does not apply.

**D. Services. The lot consolidation does not eliminate the availability of services to the lots, and the consolidated lots are not out of conformance with service bureau requirements for water, sanitary sewage disposal, and stormwater management.**

**Findings:** The relevant service bureaus have responded with no objections or concerns with this lot consolidation proposal (Exhibit E), therefore 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 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 is currently vacant and therefore no development standards are affected by this lot consolidation proposal. At the time of development on the lots, the property will need to meet the Zoning Code.

**OTHER TECHNICAL REQUIREMENTS**

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

<b>Bureau</b>	<b>Code Authority and Topic</b>
Development Services/503-823-7300 <a href="http://www.portlandonline.com/bds">www.portlandonline.com/bds</a>	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way

Environmental Services/503-823-7740 <a href="http://www.portlandonline.com/bes">www.portlandonline.com/bes</a>	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 <a href="http://www.portlandonline.com/fire">www.portlandonline.com/fire</a>	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 <a href="http://www.portlandonline.com/transportation">www.portlandonline.com/transportation</a>	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489 <a href="http://www.portlandonline.com/parks">www.portlandonline.com/parks</a>	Title 11 –Trees
Water Bureau/503-823-7404 <a href="http://www.portlandonline.com/water">www.portlandonline.com/water</a>	Title 21 – Water availability

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards may be included in the Administrative Decision on this proposal.

## CONCLUSIONS

The applicant proposes to consolidate historic Parcels 1, 2 and 3 of Partition Plat 1990-29 and portion of Lot 12 of Lamargent Park No. 2 into one parcel. No City Bureaus raised objection to the proposal. The site will be developed as a whole and will meet Service Bureau requirements and Title 33 development standards at the time of development therefore previous conditions of LD 12-90 no longer apply to the site.

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** by consolidating historic Parcels 1, 2 and 3 of Partition Plat 1990-29 and portion of Lot 12 of Lamargent Park No. 2, as illustrated by Exhibit C.1 signed and dated September 30, 2020.

The conditions of LD 12-90 no longer apply to the site

Decision rendered by:  on September 30, 2020

By authority of the Director of the Bureau of Development Services

**Decision mailed on October 1, 2020**

**Staff Planner: Lois Jennings**

**About this Decision.** This land use decision is **not a permit** for development. **THE SIGNED FINAL PLAT MUST BE RECORDED WITH MULTNOMAH COUNTY DEED RECORDS WITHIN 90 DAYS OF THE DATE OF THIS DECISION (December 30, 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 November 12, 2019, and was determined to be complete on November 26, 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 June 11, 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. Unless further extended by the applicant, the 120-day review period will end on November 5, 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. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

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

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

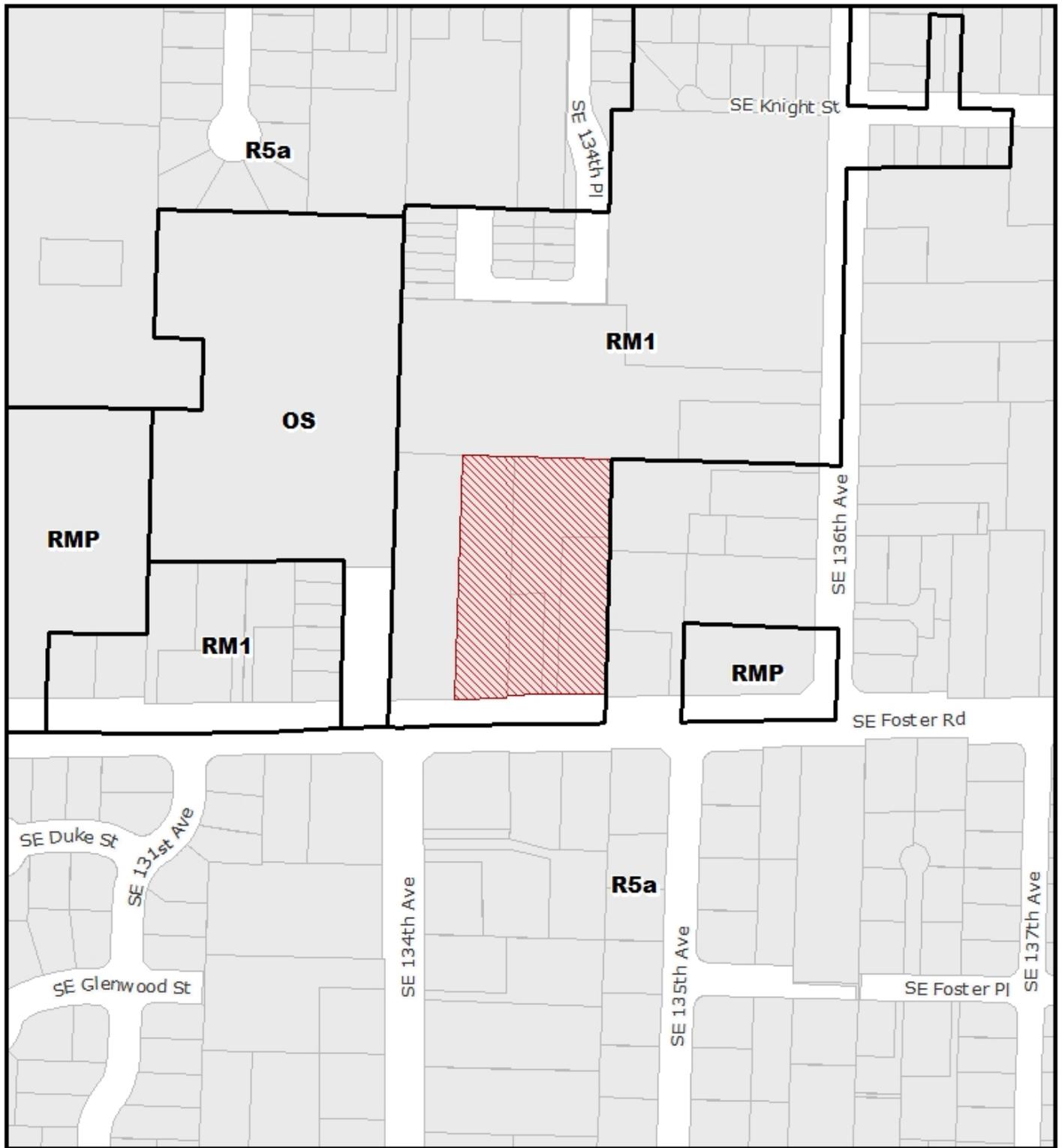
**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant’s Statement
  - 1. Narrative
  - 2. Cover letter and application
  - 3. Checklist and deed history
  - 4. Lot Consolidation Plat survey
  - 5. Existing Conditions supplemental Survey
  - 6. Copy of original partition plat and subdivision plat
  - 7. Copy of tax assessors map
  - 8. Title Reports
  - 9. Information submitted in response to incomplete letter dated July 7, 2020
  - 10. Revised Lot Consolidation Plat survey submitted August 18, 2020
  - 11. Multnomah County Surveyor Redlines of plat survey
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Approved Plat (attached)
- D. Notification information:

1. Mailing list
2. Mailed notice
- E. Agency Responses:
  1. Bureau of Environmental Services (BES)
  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
- G. Other:
  1. Original LU Application
  2. Revised LU Application with authorization to sign document
  3. LD 12-20
  4. Incomplete Letter
  5. BDS LUS Memo dated August 14, 2020
  6. BDS LUS Memo dated September 4, 2020
  7. E-mail communication with applicant from July 2020-September 2020

**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  
 JOHNSON CREEK PLAN DISTRICT

 Site

File No.	LU 20 - 153631 LC
1/4 Section	3644
Scale	1 inch = 200 feet
State ID	1S2E14DC 2903
Exhibit	B Jun 15, 2020



**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT HABITAT FOR HUMANITY PORTLAND/METRO EAST, AN OREGON NONPROFIT CORPORATION, IS THE OWNER OF THE LAND SHOWN ON THE ANNEKED MAP AND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

HABITAT FOR HUMANITY PORTLAND/METRO EAST,  
AN OREGON NONPROFIT CORPORATION

BY: Steve Messinetti  
STEVE MESSINETTI, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF OREGON }  
COUNTY OF MULTNOMAH } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 10th, 2020  
BY STEVE MESSINETTI AS PRESIDENT OF HABITAT FOR HUMANITY PORTLAND/METRO EAST, AN  
OREGON NONPROFIT CORPORATION, ON BEHALF OF SAID CORPORATION.

Frank M. Davidson  
NOTARY SIGNATURE  
NOTARY PUBLIC - OREGON

COMMISSION NO. 984279  
MY COMMISSION EXPIRES March 7, 2023

**APPROVALS**

APPROVED THIS 30<sup>th</sup> DAY OF September, 2020

BY: Steve Messinetti  
CITY OF PORTLAND, PLANNING DIRECTOR'S DELEGATE

APPROVED THIS 21<sup>st</sup> DAY OF September, 2020

BY: Steve Messinetti  
CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

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

BY: \_\_\_\_\_

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

AS OF \_\_\_\_\_, 20\_\_

DIRECTOR, DIVISION OF ASSESSMENT AND TAXATION,  
MULTNOMAH COUNTY, OREGON

BY: \_\_\_\_\_  
DEPUTY

STATE OF OREGON }  
COUNTY OF MULTNOMAH } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED  
FOR RECORD AND RECORDED \_\_\_\_\_, 20\_\_  
AT \_\_\_\_\_ M.

AS PARTITION PLAT NO. \_\_\_\_\_  
COUNTY RECORDING OFFICE

BY: \_\_\_\_\_  
DEPUTY

DOCUMENT NO. \_\_\_\_\_

**PARTITION PLAT**

A REPLAT OF PARTITION PLAT NO. 1990-29 AND  
A PORTION OF LOT 12, "LAMARGENT PARK NO. 2"  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14, T.1S, R.2E., W.M.,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
DATE: MAY 12, 2020

PREPARED FOR  
HABITAT FOR HUMANITY PORTLAND/METRO EAST  
1478 NE KILLINGSWORTH STREET  
PORTLAND, OR 97211

JOB NAME:	HFH FOSTER RD
JOB NUMBER:	7959
DRAWN BY:	GEP
CHECKED BY:	RDR
DRAWING NO.:	7959PLAT

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALUMIN, OR 97062  
503.333.6191  
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES  
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

