



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7526 • www.portlandoregon.gov/bds



Property Line Adjustment Application File Number: PR 19-141810 PLA

FOR INTAKE, STAFF USE ONLY		NRMP: <u>East Columbia</u>
Date Received <u>4/2/19</u>		(Y) <input checked="" type="checkbox"/> Unincorporated MC
Received By <u>ejd</u>		
Qtr Sec Map(s) <u>2031, 2032, 2131, 2132</u>	Zoning <u>R10chx, OSbx</u>	<input type="checkbox"/>
Neighborhood <u>East Columbia</u>		<input type="checkbox"/>
Plan District <u>None</u>		<input type="checkbox"/>
Bill # _____		IVR _____
Building Permit # _____		Related File# <u>LU 19-141814 AD</u>

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Property Line Adjustment

Parcel 1

Site Address or Location 9442 NE 13th Avenue

Cross Street NE Meadow Drive

Sq. ft./Acreage 133,255 SF / 3.06 AC

Property Line Adjustment

Parcel 2

Site Address or Location 1313-1315 NE Gertz Road

Cross Street NE 13th Avenue

Sq. ft./Acreage 22,558 SF / 0.68 AC

Site Tax Account Numbers and Legal Descriptions

	Property ID #	State ID #	Tax lot/LotBlock Addition/Section #
Existing Parcel 1	R 171690	1N1E2CD 3700	GOLF AC & PLAT 2, Lot 13, TL 3700
Existing Parcel 2	R 171693	1N1E11AB 300	GOLF AC & PLAT 2, Lot 13, TL 300

Description of Proposal Property line adjustment to accommodate BES use of the property as part of the Flyway Wetlands Natural Area and surplus a residence on R171690 through the City's surplus process.

Parcel Information	Lot Area minimum	Lot Area maximum	Lot Width minimum	Lot Depth minimum	Front Lot Line minimum
Code Requirement R10 Zone	6,000 sq. ft.	17,000 sq. ft.	50 ft.	60 ft.	30 ft.
Existing Parcel 1 R10 Zone	133,255 sq. ft.	133,255 sq. ft.	482 ft.	266 ft.	467 ft.
Proposed Parcel 1 R10 Zone	15,000 sq. ft.	15,000 sq. ft.	123 ft.	130 ft.	147 ft.
Existing Parcel 2 OS zone	29,558 sq. ft.	29,558 sq. ft.	190 ft.	288 ft.	75 ft.
Proposed Parcel 2 R10 and OS zone	147,813 sq. ft.	147,813 sq. ft.	<u>260</u> ft.	<u>435</u> ft.	<u>105</u> ft.

Bureau of Development Services Approval

Approved by [Signature]

Date 8/15/19

Property Line Adjustment Application

Applicant Information

Identify the applicant, contact person, all property owners, and any contract purchasers below. Please include any person that has an interest in your property or anyone that you want to be notified. **Original signatures for all property owners must be provided on one of four (4) required copies of this form.**

Check all that apply Applicant Owner Other _____

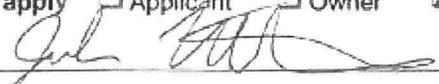
Signature  Name Kevin Huniu

Street Address City of Portland BES, 1120 SW 5th Ave., Room 1000

City Portland State OR Zip Code 97204

Day Phone 503-823-8991 FAX _____ email kevin.huniu@portlandoregon.gov

Check all that apply Applicant Owner Other Consultant

Signature  Name John Vlastelicia

Street Address Environmental Science Associates, 819 SE Morrison St., Ste. 310

City Portland State OR Zip Code 97214

Day Phone 971-295-5015 FAX _____ email jvlastelicia@esassoc.com

Check all that apply Applicant Owner Other _____

Signature _____ Name _____

Street Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply Applicant Owner Other _____

Signature _____ Name _____

Street Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Exhibit B

After recording return to:
The City of Portland, an Oregon Municipal Corporation

Send Tax Statements To:

No changes

DEED
Property Line Adjustment
Case File No.: 19-141810-PR

City of Portland, an Oregon Municipal Corporation, Grantor, conveys to City of Portland, an Oregon Municipal Corporation, Grantee, the following real property situated in Multnomah County, Oregon.

Please see Attached Property Descriptions

Original conveyance in deed recorded as Document No. 2015-149138 & 2016-160994.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$0.00 for property line adjustment.

Dated this ____ day of _____, 2019.

By:

By:

STATE OF OREGON, County of _____)ss

The foregoing instrument was acknowledged before me on this ____ day of _____, 2019
by _____ as _____.

Notary Public for Oregon
Expires:

1897 4 1

STATE OF OREGON, County of _____)ss

The foregoing instrument was acknowledged before me on this _____ day of _____, 2019 by
_____ as _____.

Notary Public for Oregon
Expires: