



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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Portland, Oregon 97201
503-823-7300
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TTY 503-823-6868
www.portlandonline.com/bds

Date: January 6, 2010
To: Interested Person
From: Sean Williams, Land Use Services
503-823-7612 / sean.williams@ci.portland.or.us

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

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-191731 LC

GENERAL INFORMATION

Applicant: William Sells
Action Sand And Gravel
7951 SW 46th Avenue
Portland, OR 97219

Representative: Jenelle Isaacson
Living Room Realtors
3122 SW Maricara Street
Portland, OR 97219

Site Address: 7951-7953 SW 46th Avenue

Legal Description: BLOCK 2 N 1/2 OF LOT 13, PORTLAND PK ADD
Tax Account No.: R669400290
State ID No.: 1S1E19DA 09500
Quarter Section: 3824
Neighborhood: Multnomah, contact Mary Verghies at 503-244-3553.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

Plan District: None
Zoning: Residential 7,000 (R7)
Case Type: Lot Consolidation (LC)
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing to consolidate lots 10, 11, and 12 of Block 2, Portland Park Addition and a portion of vacated SW 46th Avenue. The lot consolidation is in preparation for a future property line adjustment with the abutting Lot 13, which is under the same ownership. The property line adjustment is not part of this review.

Relevant Approval Criteria:

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

ANALYSIS

Site and Vicinity: The site is relatively flat with the exception of the Multnomah Boulevard right of way to the north of the site which steeply slopes down from the northern property line of the site. The site is developed with a single family home, a guest house and garden shed. A majority of the surrounding homes are single family with a large subdivision to the west. To the east of SW 45th Avenue is commercial and multi dwelling zoning along Multnomah Boulevard.

Zoning: The R7 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.

Land Use History: City records indicate the following prior land use review for this site:

- **VZ 226-82:** Site did not meet the 12,000 sq.ft. requirement for sites with guest houses. Guest house was 42' from the main house rather than the required 60'.
- **LU 09-101472 AD:** Approval of two Adjustments to 33.110.220.B to reduce 1) the required minimum north front building setback from 15 feet to 6.9 feet and 2) the west side building setback from 5 feet to 4.6 feet for the existing guest house and from 5 feet to 2.6 feet for the existing garden shed.
- **09-101475 PR:** This is a request for a property line adjustment that is currently under review to move a portion of the abutting lot line of lot 13, which is in the same ownership, in order to create two lots.

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on January 6, 2009.

1. Agency Review: All of the responding bureaus have no objection to approval of the lot consolidation. However, some bureaus have provided advisory comments relevant to approval of the subsequent property line adjustment. See agency responses under the E exhibits for further details.

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 create one lot. The regulations ensure that 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 the county to consolidate lots under one tax account. A tax 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 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 I 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 I procedure.

Approval Standards for a Lot Consolidation

33.675.300 Standards

A lot consolidation must meet the following standards:

- 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, the lot consolidation site is 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, the lot consolidation site is 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, the lot consolidation site is 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, the lot consolidation site is 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, the lot consolidation site is exempt from minimum lot depth requirements.**

Findings: The proposed site is in the R7 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 subject property contains two street frontages but is not considered a through lot as the streets are not parallel and is not considered a corner lot as the streets are not intersecting. 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):

	R7 Zone Requirement	Lot 1 (after consolidation)
Minimum Lot Area	4,200 square feet	8,876 square feet
Maximum Lot Area	12,000 square feet	
Minimum Lot Width*	40 feet	118 feet
Minimum Front Lot Line	30 feet	118 feet
Minimum Lot Depth	55 feet	75 feet

* Width is measured at the minimum front building setback line

As noted herein, the proposed consolidated lot meets the standards of 1.a through 1.e.

- 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;**

Findings: The maximum density of the consolidated lot is $(8,876/7,000) = 1.26 = 1$ unit. The site is developed with one single-family dwelling. Therefore the maximum density will not be exceeded by consolidating the historic lots that currently make up this site. This standard is met.

- 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;**

Findings: The lot consolidation will consolidate Lot 11, which does not have street frontage, with Lot 10 and 12 which do contain street frontage. Therefore, 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;**

Findings: The existing lots within the lot consolidation site are not through lots and proposed consolidated Parcel 1 will not be a through lot. Therefore this standard does not apply.

- 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: This site contains only one zoning designation; therefore the consolidated lot will not have split zoning. This standard does not apply.

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

Findings: Two Adjustments (LU 09-101472 AD) were approved on the subject property to: 1) reduce the required minimum north front building setback from 15 feet to 6.9 feet and 2) reduce the west side building setback from 5 feet to 4.6 feet for the existing guest house and from 5 feet to 2.6 feet for the existing garden shed in anticipation of the proposed property line adjustment (09-101475 PR) to occur after the lot consolidation. All conditions of this adjustment approval shall continue to apply to this site.

DEVELOPMENT STANDARDS

Unless specifically required in the approval standards listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The applicant proposes to consolidate historic lots 10, 11, and 12 of Block 2, Portland Park Addition and a portion of vacated S.W. 46th Avenue 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 required standards 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 10, 11, and 12 of Block 2, Portland Park Addition and a portion of vacated S.W. 46th Avenue, as illustrated by Exhibit C.1, signed and dated December 31, 2009.

Decision rendered by:  on December 31, 2009

By authority of the Director of the Bureau of Development Services

Decision mailed: January 6, 2010

Staff Planner: Sean Williams

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 (MARCH 31, 2010), 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 December 29, 2008, and was determined to be complete on December 31, 2008.

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 December 29, 2008.

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 waived the 120-day review period, as stated with Exhibit G-3.

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.

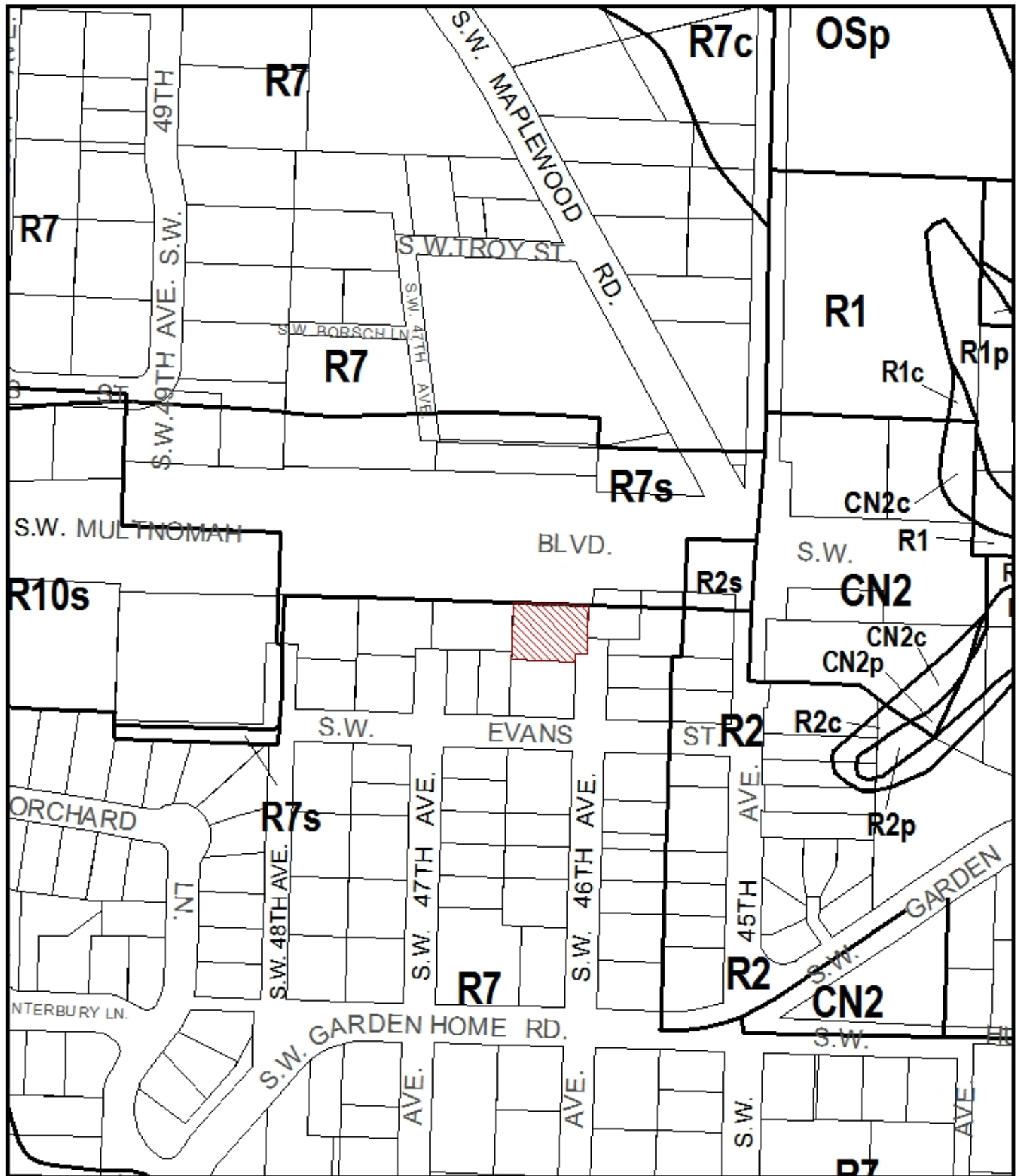
Recording the Final Plat. The signed plat must be recorded by the applicant with the County Deed Records within 90 days following approval by the Bureau of Development Services or the approval will be null and void.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- 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. Water Bureau
 - 3. Site Development Review Section of BDS
 - 4. Bureau of Parks, Forestry Division; Life Safety Plans Examiner; Bureau of Transportation Engineering and Development Review; Fire Bureau
- F. Correspondence: NONE
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. Request for 120 day extension

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

 Site



NORTH

File No.	LU 08-191731 LC
1/4 Section	3824
Scale	1 inch = 200 feet
State_Id	1S1E19DA 9500
Exhibit	B (Dec 31,2008)

PARTITION PLAT NO.

A REPEAT OF LOTS 10, 11, AND 12, BLOCK 2, "PORTLAND PARK ADDITION TO THE CITY OF PORTLAND," AND A PORTION OF VACATED S.W. 46TH AVENUE, LOCATED IN THE S.E. 1/4 OF SECTION 19, T.15S., R.1E., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
DATE: DECEMBER 21, 2009 SCALE: 1"=30'
CASE FILE LU 08-191731 LC
SHEET 1 OF 2

S.W. MULTNOMAH BLVD.
(ROAD NO. 1491)

SHEET 1 OF 2

LEGEND:

○ SET 5/8" x 30" IRON ROD W/ RED PLASTIC
CAP MARKED "CENTERLINE CONCEPTS INC."
ON DECEMBER 21, 2009

● FOUND MONUMENT AS NOTED

() = RECORD DISTANCES & BEARINGS
IR = IRON ROD IP = IRON PIPE
FD = FOUND W/ WITH
YPC = YELLOW PLASTIC CAP
R/W = RIGHT OF WAY
S/N = SURVEY NUMBER
S1 = MULTNOMAH COUNTY SURVEY RECORD
S2 = 88/2 ROAD MAP FOR MULTNOMAH
S3 = 1/2" = 1' SCALE
S4 = DOCUMENT NO. 2002-046273
S5 = SQUARE FEET

SIGNED ON: 12-29-00

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

WADE G. DONOVAN III
JULY 16, 1987
OREGON
2278

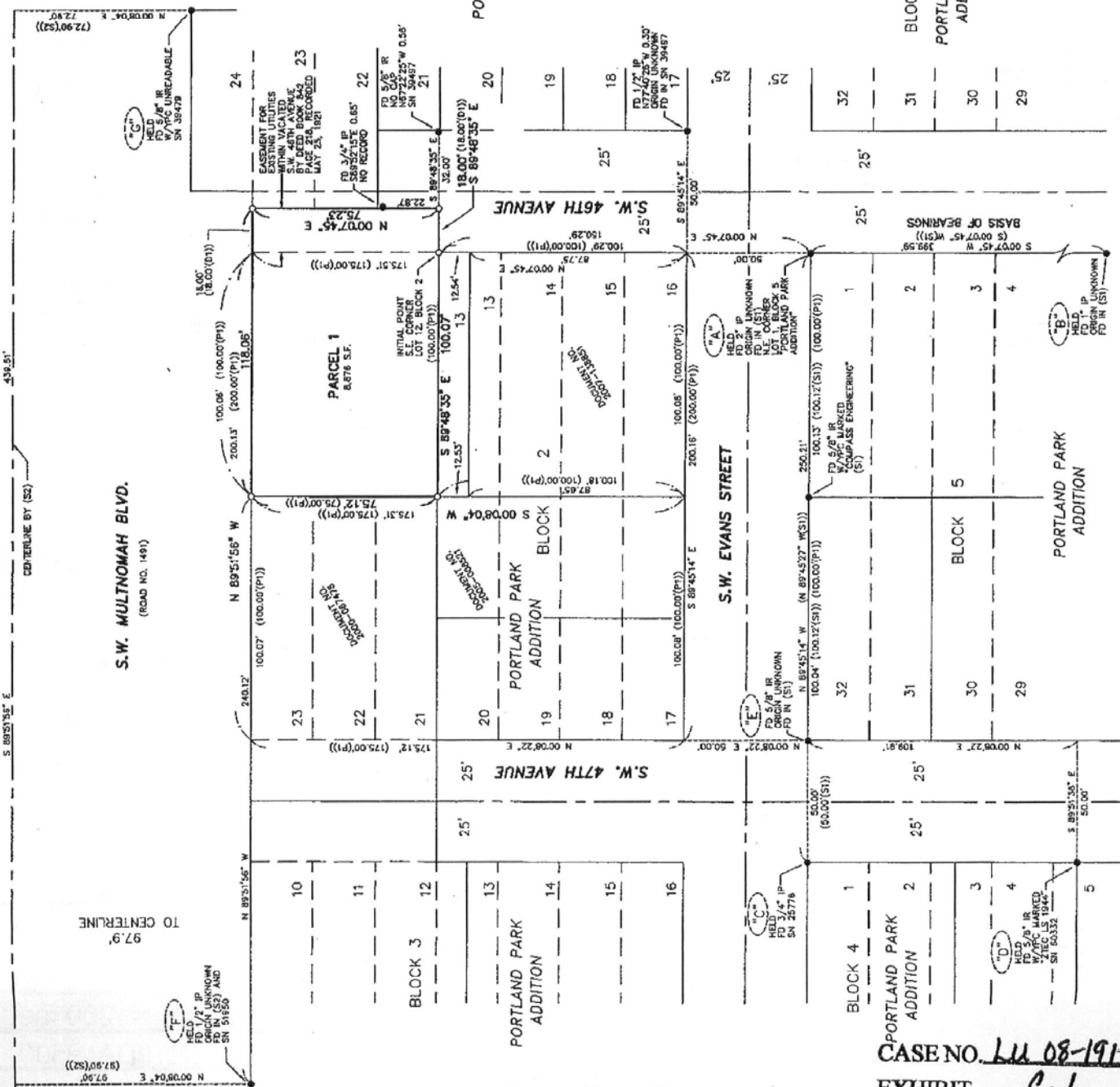
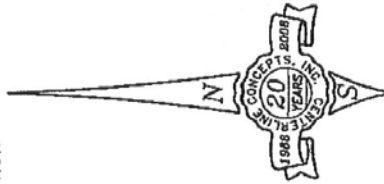
VALID THROUGH DECEMBER 31, 2009

I CERTIFY THAT THIS PLAT WAS PREPARED
USING HP PRODUCT #51540A ON WAFI FILM

Centerline Concepts Inc.

700 MILILLA AVENUE, OREGON CITY, OREGON 97045
503 650-0188 FAX 503 650-0189

DRAWN BY:JPW CHECKED BY:WDM ACCOUNT #130-5865
M:\PROJECTS\SELLS-5865\DWG\SELLS-PART



CASE NO. LA 08-191731 LC
EXHIBIT C.1

PARTITION PLAT NO.

A REPLAT OF LOTS 10, 11, AND 12, BLOCK 2, "PORTLAND PARK ADDITION TO THE CITY OF PORTLAND" AND A PORTION OF VACATED S.W. 46TH AVENUE, LOCATED IN THE S.E. 1/4 OF SECTION 19, T.1S., R.1E., W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
DATE: DECEMBER 21, 2009
CASE FILE LU 08-191731 LC
SHEET 2 OF 2

NARRATIVE:

- 1 - THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY LINES FOR LOTS 10, 11, AND 12, BLOCK 2, "PORTLAND PARK ADDITION TO THE CITY OF PORTLAND" AND A PORTION OF VACATED S.W. 46TH AVENUE, LOCATED IN THE S.E. 1/4 OF SECTION 19, T.1S., R.1E., W.M., CITY OF PORTLAND, MULTNOMAH COUNTY DEED RECORDS, AND TO CONSOLIDATE INTO A ONE PARCEL PARTITION PLAT.
- 2 - THE BASIS OF BEARINGS IS FROM SN 61441 USING HELD FOUND MONUMENTS "A" AND "B". SAID MONUMENTS WERE FOUND AND HELD IN SAID SURVEY ALSO HELD AS SUCH, ALSO BEING THE EAST LINE OF SAID BLOCK 2.
- 3 - 1 RECOVERED MONUMENTS "A", "C", AND "D" AND AS PER SAID MONUMENTS LOCATIONS, THE EAST LINE OF SAID BLOCK 2 AND NOW HELD 20.00 FEET NORTH OF AND PARALLEL WITH THE LINE BETWEEN SAID MONUMENTS FOR THE SOUTH LINE OF SAID BLOCK 2.
- 4 - 1 HELD RECOVERED MONUMENT "C" AND A POINT SN59°41'30"E 50.00 FEET FROM RECOVERED MONUMENT "D" FOR THE WEST LINE OF SAID BLOCK 2.
- 5 - 1 RECOVERED MONUMENT "E" FROM THE MAP FROM THE MULTNOMAH LAND MAP (MAP 86/2) AS 87.9 FEET SOUTH OF THE CENTERLINE AND RECOVERED MONUMENT "F" FROM SN 39487 AND HELD AS 72.9 FEET SOUTH OF THE CENTERLINE OF MULTNOMAH BLVD. THE NORTH LINE SAID CENTERLINE AND 1 HELD AS SUCH, 1 THEN PROCEEDED THE INDIVIDUAL LOT 10 TO ESTABLISH THE REMAINDER OF THE LOT LINES.
- 6 - THE DEED DOCUMENT NO. 2002-036221 CALLS FOR A PORTION OF VACATED S.W. 46TH AVENUE, AS PER SAID DEED, 1 HELD FROM THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 12, EASTERLY TO A POINT 15.00 FEET WEST OF THE EAST LINE OF SAID LOT 12, THEN NORTH TO THE SOUTH RIGHT OF WAY LINE OF MULTNOMAH BLVD.

NOTES AND PLAT RESTRICTIONS

1. THIS PLAT IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NO. LU 08-191731.
2. THIS PLAT IS SUBJECT TO ROAD MAINTENANCE EASEMENTS, AS RECORDED IN DEED RECORDS, 17223, PAGE 598, MULTNOMAH COUNTY DEED RECORDS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WILLIAM JOSEPH SELLS, THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND CERTIFICATE, DOES HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION OF SAID PROPERTY AND HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY THEREON TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MULTNOMAH, STATE OF OREGON, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES. THIS PLAT IS SUBJECT TO RESTRICTIONS AS NOTED HEREON.

William Joseph Sells
WILLIAM JOSEPH SELLS

ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF MULTNOMAH } ss

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 29 DAY OF December, 2009, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED WILLIAM JOSEPH SELLS, THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND CERTIFICATE, WHOSE NAME AND ADDRESS ARE SET FORTH IN THE FOREGOING INSTRUMENT, AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Victor Saldaña
NOTARY SIGNATURE
Victor Saldaña
NOTARY PUBLIC - OREGON
COMMISSION NO. 413576
MY COMMISSION EXPIRES Jan. 22, 2011

SURVEYOR'S CERTIFICATE:

I, WADE G. DONOVAN III, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND LINED WITH PROPER ADJUSTMENTS, THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, SAID LAND BEING DESCRIBED AS FOLLOWS:

LOTS 10, 11, AND 12, BLOCK 2, "PORTLAND PARK ADDITION TO THE CITY OF PORTLAND", MULTNOMAH COUNTY PLAT RECORDS, AND A PORTION OF S.W. 46TH AVENUE, VACATED BY ORDER RECORDED MAY 23, 1921 IN BOOK 842, PAGE 218, MULTNOMAH COUNTY DEED RECORDS, LOCATED IN THE S.E. 1/4 OF SECTION 19, T.1S., R.1E., W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8" X 3/4" BRON ROD WITH A RED PAINT MARK, BEING THE SOUTHWEST CORNER OF SAID LOT 12, THENCE S89°41'30"E 50.00 FEET TO A POINT BEING 15.00 FEET WEST OF THE EAST LINE OF SAID LOT 12, THENCE NORTH TO THE SOUTH RIGHT OF WAY LINE OF MULTNOMAH BLVD. A DISTANCE OF 18.00 FEET TO A POINT BEING 7.00 FEET WESTERLY OF THE CENTERLINE OF SAID VACATED S.W. 46TH AVENUE; THENCE N00°07'42" PARALLEL WITH AND 7.00 FEET DISTANT FROM SAID VACATED S.W. 46TH AVENUE, EASTERLY TO A POINT BEING 15.00 FEET WESTERLY OF THE CENTERLINE OF SAID VACATED S.W. 46TH AVENUE; THENCE N89°54'10" ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 118.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10, THENCE S00°04'10" ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, THENCE S89°41'30"E ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 100.07 FEET TO THE INITIAL POINT.

SAID TRACT OF LAND CONTAINS 6,876 SQUARE FEET.

SIGNED ON 12-29-09

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Wade G. Donovan III
WADE G. DONOVAN III
OREGON
LAND SURVEYOR
NO. 2276

VALID THROUGH DECEMBER 31, 2009
I CERTIFY THAT THIS PLAT WAS PREPARED
USING HP PRODUCT #51640A ON WAF FILM

APPROVALS:

CITY OF PORTLAND LAND DIVISION CASE FILE LU 08-191731 LC

APPROVED THIS 31ST DAY OF December, 2009

BY: *Reena Jolly*
CITY OF PORTLAND, PLANNING DIRECTOR'S DELEGATE

APPROVED THIS 31ST DAY OF December, 2009

BY: *Cherie M. DeBorja*
CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

APPROVED THIS DAY OF , 20

BY:
COUNTY SURVEYOR,
MULTNOMAH COUNTY, OREGON

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.003 HAVE BEEN PAID AS OF 20

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 20

AT O'CLOCK A.M., AS PARTITION PLAT NO.

COUNTY RECORDING OFFICE

BY:
DEPUTY

DOCUMENT NO.



Centerline Concepts Inc.

700 MOLALLA AVENUE, OREGON CITY, OREGON 97046
503 650-0188 FAX 503 650-0189

DRAWN BY: JMW CHECKED BY: WGB ACCOUNT #150-5685
ALL PROJECTS (S&LS) - 5685 (DWG) S&LS - PART