



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** May 23, 2014  
**To:** Interested Person  
**From:** Shawn Burgett, Land Use Services  
503-823-7618 / [shawn.burgett@portlandoregon.gov](mailto:shawn.burgett@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 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 14-109205 LC**

#### **GENERAL INFORMATION**

**Applicant:** Kevin Partain / Urban Visions  
223 NE 56th Ave / Portland, OR 97213

**Owner:** Whitney Petersen / PeterFarr LLC  
4772 N Lombard St / Portland, OR 97203

**Site Address:** 7311 N FISKE AVE

**Legal Description:** BLOCK 5 LOT 1-3 SELY 5' OF LOT 4, SMITHSON LAND COS ADD  
**Tax Account No.:** R776601560  
**State ID No.:** 1N1E08CC 15800  
**Quarter Section:** 2225  
**Neighborhood:** University Park, contact Tom Karwaki at [chair@universityparkneighbors.org](mailto:chair@universityparkneighbors.org)

**Business District:** None  
**District Coalition:** North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

**Zoning:** R5 (Single Family Residential 5,000)  
**Case Type:** LC (Lot Consolidation)  
**Procedure:** Type I<sub>x</sub>, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

#### **Proposal:**

The applicant proposes to consolidate historic lots 2, 3 and a portion of Lot 4, Block 5 of The Smithson Land Company's Addition into one parcel. The lot consolidation is in preparation for a future property line adjustment with the abutting Lot 1 under the same ownership.

#### **Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- Zoning Code Section 33.675.300, Lot Consolidation Standards.

## ANALYSIS

**Site and Vicinity:** The existing single family home located on the site which was built in 1894 was recently demolished. The properties directly adjacent to the subject are all single family residential homes.

**Zoning:** The R5 designation is one of the City's single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing

**Land Use History:** City records indicate that the applicant has applied for a property line adjustment under 14-147639 PR in association with Lot 4, Block 5 of The Smithson Land Company's Addition, at the corner of N Fiske Avenue and N Oberlin Street. The property line adjustment proposed cannot be approved until the lot consolidation is recorded.

**Agency Review** The service Bureaus have responded with no issues or concerns about the proposal (exhibits E):

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **February 27, 2014**. One written response has been received from a notified property owners in response to the proposal.

**Neighborhood Response:** The neighbor (exhibit F-1) who resides on the lot located directly south of the subject site was concerned that several large trees growing on the subject site close to her property line would damage the foundation of her home. The letter also expressed concern about noise levels during construction of the new homes. In addition, the letter recommended that off street parking is provided with any new homes constructed on the subject site.

**BDS Response:** The property owner has applied for a building permit under 14-128736 RS to build a new single family home on the subject site. Although the building permit is still under review and could potentially be modified, the current site plan shows the new home proposed on the subject site approximately 6'4" from the adjacent property to the south, in the area where the existing trees on the subject site are located which the neighbor expressed concerns about in her letter. Thus, it appears these trees will be removed. In addition, the proposed new home includes onsite parking. Any new additional development will also be required to provide onsite parking. The City has noise standards in place regarding construction activity. Generally, the noisiest construction activity is limited to between Monday-Saturday between 7am and 6pm. More information on these standards can be found at the following line: <http://www.portlandoregon.gov/oni/article/475617>. However, these comments are not related to the applicable approval criteria listed below.

## 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 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. The requested lot consolidation review is being reviewed under the Type Ix 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 R5 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 R5 zone. The site meets the minimum lot area, lot width, minimum depth and front lot line requirements of the R5 zone.

	<b>R5 Zone Requirement</b>	<b>Parcel 1 (after consolidation)</b>
Minimum Lot Area	3,000 square feet	5,775 square feet
Maximum Lot Area	8,500 square feet	
Minimum Lot Width*	36 ft.	55 feet
Minimum Front Lot Line	30 ft.	55 feet
Minimum Lot Depth	None	105 feet

\* Width is measured by placing a rectangle along the minimum front building setback line specified for the zone. The rectangle must have a minimum depth of 40 feet, or extend to the rear of the property line, whichever is less.

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  $(5,775/5,000) = 1$  units. 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:** All the lots within this lot consolidation site have street frontage, therefore this standard does not apply.

- 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:** None of lots in the lot consolidation site are through lots, 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:** There are no previous land use case conditions for this site, therefore this standard does not apply.

## 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.

## CONCLUSIONS

The applicant proposes to consolidate historic Lots 2, 3 and a portion of Lot 4 of Block 5, of The Smithsonian Land Company's Addition 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 2, 3 and a portion of Lot 4 of Block 5, of The Smithsonian Land Company's Addition, as illustrated by Exhibit C.1, signed and dated May 21, 2014

**Staff Planner: Shawn Burgett**

**Decision rendered by:** Kimberly Tallant **on May 21, 2014**  
By authority of the Director of the Bureau of Development Services

**Decision mailed May 23, 2014.**

**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 (8/19/14), OR THIS DECISION WILL BECOME NULL AND VOID**

**Procedural Information.** The application for this land use review was submitted on **January 23, 2014**, and was determined to be complete on **February 21, 2014**.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on January 23, 2014.

*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 A-2.

**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. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

#### **EXHIBITS**

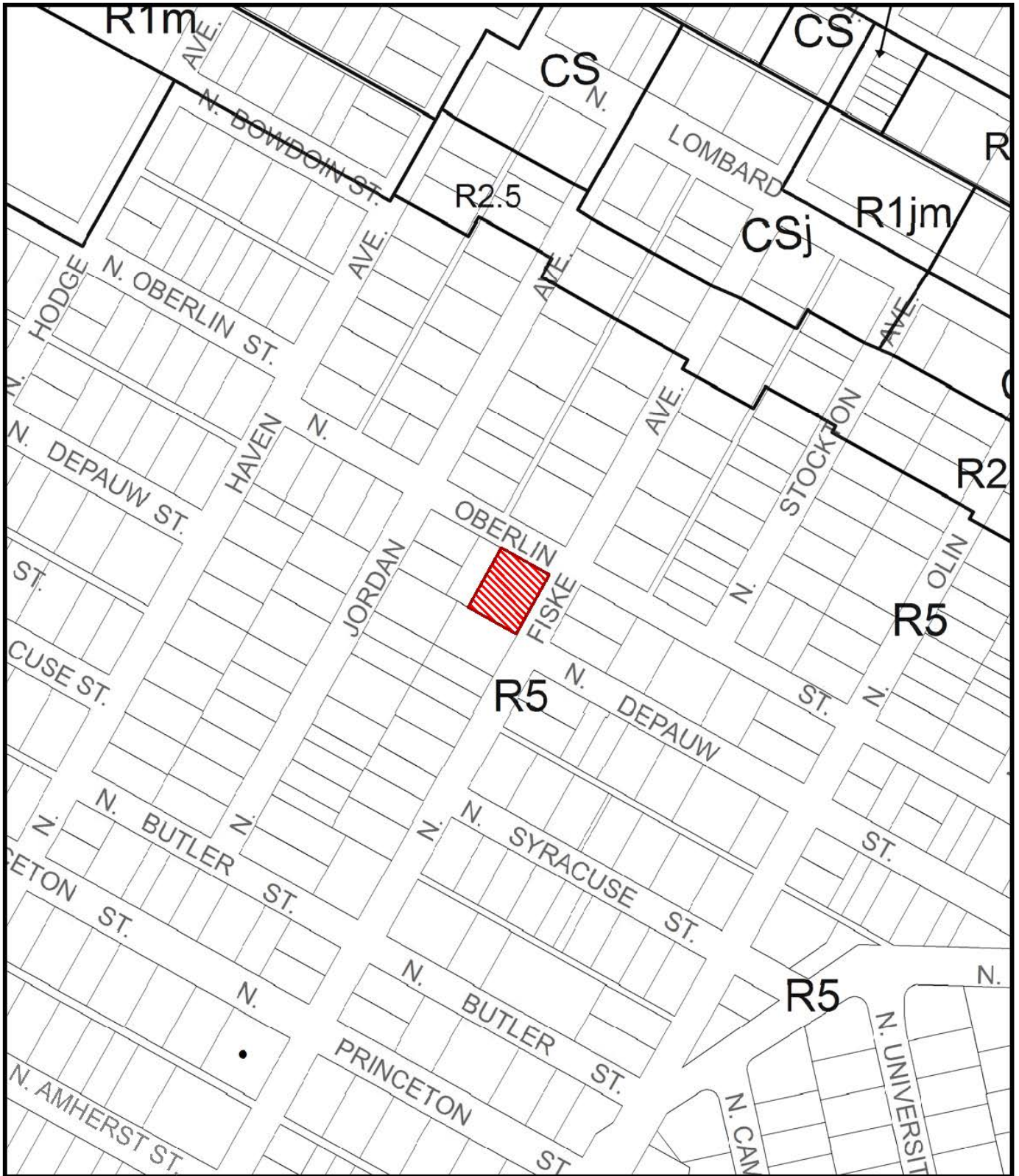
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Narrative
  - 2. 120 day waiver
  - 3. Legal description
  - 4. Deed history
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Approved Plat (attached)
  - 2. Supplemental Plat
  - 3. Copy of existing recorded plat (prior to Lot Consolidation)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Bureau of Transportation Engineering and Development Review
  - 3. Water Bureau
  - 4. Fire Bureau

5. Site Development Review Section of BDS
  6. Bureau of Parks, Forestry Division
  7. Life Safety
  8. Auditors office
- F. Correspondence:
1. Nancy Henley, 3/31/14. 7247 N Fiske Avenue Portland, OR 97203
- G. Other:
1. Original LU Application
  2. Land Use History
  3. Memo from Planning staff to surveyor dated 4/8/14

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





# ZONING



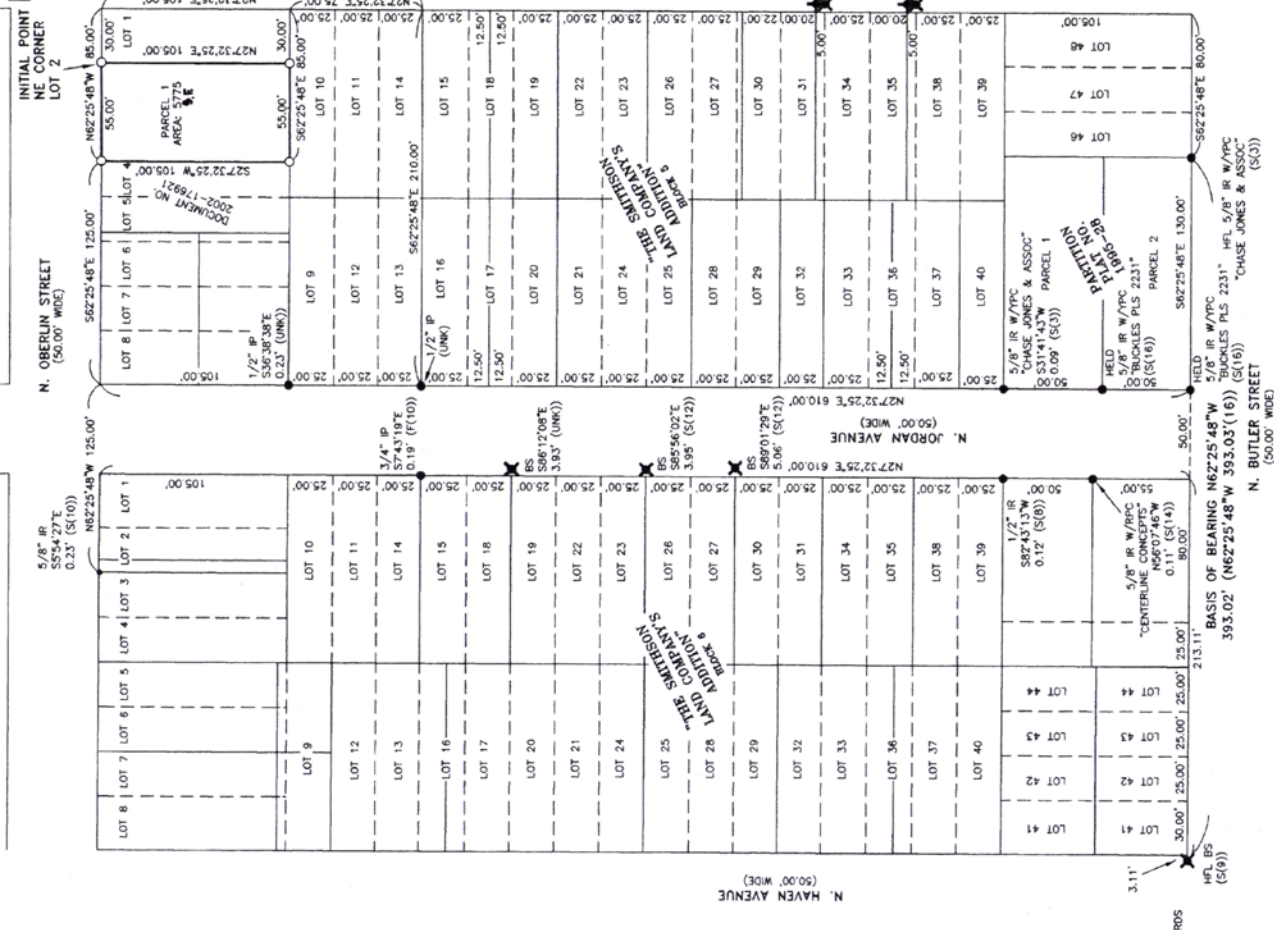
Site



File No. LU 14-109205 LC  
 1/4 Section 2225  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E08CC 15800  
 Exhibit B (Jan 29, 2014)

# PARTITION PLAT NO.

A REPLAT OF LOTS 2, 3, AND A PORTION OF LOT 4, BLOCK 5,  
"THE SMITHSON LAND COMPANY'S ADDITION TO EAST PORTLAND"  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, T.1N., R.1E., W.M.,  
IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON  
DATE: FEBRUARY 24, 2014



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO RE-PLAT LOTS 2, 3, AND A PORTION OF LOT 4, BLOCK 5, "THE SMITHSON LAND COMPANY'S ADDITION TO EAST PORTLAND" IN PORTLAND, MULTNOMAH COUNTY PLAT RECORDS AS DESCRIBED IN PLAT NO. 2014-001884 MULTNOMAH COUNTY DEED RECORDS, INTO ONE PARCEL.

THE BASIS OF BEARINGS IS N62°25'48"W AND IS HELD BETWEEN FOUND MONUMENTS AS NOTED. PER SURVEY NO. 57339, MULTNOMAH COUNTY SURVEY RECORDS, BEING THE NORTHERLY RIGHT OF WAY LINE OF N. BUTLER STREET (50.00' WIDE) ALSO BEING THE SOUTH LINE OF SAID BLOCK 5. THE SOUTHERLY LINE OF LOTS 13 AND 14, SAID BLOCK 5 WAS HELD PARALLEL WITH THE BASIS OF BEARING AND THROUGH THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID LOT 13.

THE SOUTHERLY LINE OF SAID LOTS 2, THROUGH 4, WAS HELD PARALLEL WITH THE BASIS OF BEARING AND THROUGH THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID LOT 13 AND AT A PLAT DISTANCE OF 75.00' NORTHERLY THEREOF.

THE NORTHERLY LINE OF SAID LOTS 2, THROUGH 4, ALSO BEING THE LINE OF NORTH OBERLIN STREET (50.00' WIDE) WAS HELD PARALLEL WITH THE BASIS OF BEARING AND THROUGH THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID LOTS 2, THROUGH 4 AND AT PLAT DISTANCE OF 105.00' NORTHERLY THEREOF.

THE EASTERLY RIGHT OF WAY LINE OF NORTH JORDAN AVENUE (50.00' WIDE) ALSO BEING THE WESTERLY LINE OF SAID BLOCK 5 WAS HELD PARALLEL WITH THE BASIS OF BEARING AND THROUGH THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID LOT 13 AND EXTENDED NORTHERLY.

THE WESTERLY RIGHT OF WAY LINE OF NORTH FISKE AVENUE (50.00' WIDE) ALSO BEING THE WESTERLY LINE OF SAID BLOCK 5 WAS HELD PARALLEL WITH THE BASIS OF BEARING AND THROUGH THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID LOT 13 AND AT A PLAT DISTANCE OF 210.00' EASTERLY THEREOF.

THE EASTERLY LINE OF SAID LOT 2 WAS HELD PARALLEL WITH SAID EASTERLY BLOCK LINE AND THE PLAT DISTANCE OF 30.00' WESTERLY THEREOF.

THE WESTERLY LINE OF SAID LOT 3 WAS HELD PARALLEL WITH SAID EASTERLY BLOCK LINE AND THE PLAT DISTANCE OF 80.00' WESTERLY THEREOF.

THE WESTERLY LINE OF SAID DOCUMENT NO. 2014-001884 TRACT WAS HELD PARALLEL WITH THE WEST LINE OF SAID LOT 3 AND THE DEED DISTANCE OF 5.00' WESTERLY THEREOF.

LINES WITHOUT MEASURED BEARINGS AND DISTANCES ARE SHOWN FOR VISUAL ORIENTATION ONLY.

**MULTNOMAH COUNTY RECORDS REFERENCED**

PLATS: (1) UNIVERSITY PARK, (2) THIFF'S (3) PARTITION PLAT NO. 2014-001884, (4) UNIVERSITY PARK, (5) UNIVERSITY PARK, (6) UNIVERSITY PARK, (7) UNIVERSITY PARK, (8) UNIVERSITY PARK, (9) UNIVERSITY PARK, (10) UNIVERSITY PARK, (11) UNIVERSITY PARK, (12) UNIVERSITY PARK, (13) UNIVERSITY PARK, (14) UNIVERSITY PARK, (15) UNIVERSITY PARK, (16) UNIVERSITY PARK, (17) UNIVERSITY PARK, (18) UNIVERSITY PARK, (19) UNIVERSITY PARK, (20) UNIVERSITY PARK, (21) UNIVERSITY PARK, (22) UNIVERSITY PARK, (23) UNIVERSITY PARK, (24) UNIVERSITY PARK, (25) UNIVERSITY PARK, (26) UNIVERSITY PARK, (27) UNIVERSITY PARK, (28) UNIVERSITY PARK, (29) UNIVERSITY PARK, (30) UNIVERSITY PARK, (31) UNIVERSITY PARK, (32) UNIVERSITY PARK, (33) UNIVERSITY PARK, (34) UNIVERSITY PARK, (35) UNIVERSITY PARK, (36) UNIVERSITY PARK, (37) UNIVERSITY PARK, (38) UNIVERSITY PARK, (39) UNIVERSITY PARK, (40) UNIVERSITY PARK, (41) UNIVERSITY PARK, (42) UNIVERSITY PARK, (43) UNIVERSITY PARK, (44) UNIVERSITY PARK, (45) UNIVERSITY PARK, (46) UNIVERSITY PARK.

**REGISTERED PROFESSIONAL LAND SURVEYOR**

OREGON  
JULY 25, 1980  
JOE H. JACOBSON  
RENEWAL DATE 12/31/16

I CERTIFY THAT THIS MAP WAS PREPARED USING HP PRODUCT #51640A ON MMF-1824 FLM

**DATE: FEBRUARY 24, 2014**

**JOB NO. 13-199**

**DRAFTED 2.24.14**

REVISED APRIL 11, 2014  
REVISED APRIL 16, 2014

**PETEFAIR LLC**  
WHITNEY PETERSEN  
4772 N. LOMBARD ST.  
PORTLAND, OR 97203

**PARTITION PLAT**  
A REPLAT OF LOTS 2, 3, AND A PORTION OF LOT 4, BLOCK 5,  
"THE SMITHSON LAND COMPANY'S ADDITION TO EAST PORTLAND"  
IN THE SW 1/4, SECTION 8, T.1N., R.1E., W.M.,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

**Ferguson Land Surveying, Inc.**  
646 SE 106TH AVE. PORTLAND, OR 97216  
Phone (503) 408-0601 Fax (503) 408-0602

**SHEET 1 OF 2**

**LEGEND**

- - INDICATES MONUMENT FOUND AS NOTED
- ✕ - INDICATES FOUND BRASS SCREW UNLESS OTHERWISE NOTED
- - INDICATES 5/8" X 30" IRON ROD W/ RED PLASTIC CAP STAMPED "FERGUSON LS 2445", SET ON APRIL 11, 2014
- DATA IS "MEASURED" UNLESS OTHERWISE SHOWN (F/S ( )) = DOCUMENTS REFERENCED (F=FOUND BY) (S=SET BY) ( )=REF.
- BS = BRASS SCREW
- FD = FOUND
- IR = IRON ROD
- IP = IRON PIPE
- R/W = RIGHT OF WAY
- W/PC = WITH PLASTIC CAP
- W/PC = WITH PLASTIC CAP
- W/PC = WITH PLASTIC CAP
- SN = SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
- HFL = HELD FOR LINE



**PARTITION PLAT NO.**

A REPLAT OF LOTS 2, 3, AND A PORTION OF LOT 4, BLOCK 5, THE SMITHSON LAND COMPANY'S ADDITION TO EAST PORTLAND, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, T.1N., R.1E., W.M., IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON DATE: FEBRUARY 24, 2014

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENTS THAT PETEFARR LLC, OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THAT THIS PARTITION PLAT TO BE CORRECT, AND THAT THE PROPERTY PARTITIONED AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

PETEFARR, LLC.

WHITNEY PETERSEN, MEMBER

MARK FARRELL, MEMBER

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
COUNTY OF MULTNOMAH ) SS

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON

BY WHITNEY PETERSEN AND MARK FARRELL, MEMBERS OF PETEFARR, LLC, ON BEHALF OF SAID COMPANY

NOTARY SIGNATURE

NOTARY PUBLIC - OREGON

COMMISSION NO.

MY COMMISSION EXPIRES

**SURVEYOR'S CERTIFICATE:**

I, JOE H. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, SAID LAND BEING DESCRIBED AS FOLLOWS:

THAT TRACT OF LAND RECORDED BY DEED, RECORDED AS DOCUMENT NO. 2014-001884 MULTNOMAH COUNTY DEED RECORDS, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 8, T.1N., R.1E. W.M., IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 5, THE SMITHSON LAND COMPANY'S ADDITION TO EAST PORTLAND, THENCE S62°25'48"E, ALONG THE WESTERLY LINE OF SAID ADDITION, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE N27°32'25"E ALONG THE WESTERLY RIGHT OF WAY LINE OF NORTH FISKE AVENUE (50.00 FEET WIDE) ALSO BEING THE EASTERLY LINE OF SAID BLOCK 5, A DISTANCE OF 180.00 FEET TO THE NORTHEAST CORNER OF LOT 1, SAID BLOCK 5; THENCE N62°25'48"W ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NORTH OBERLIN STREET (50.00 FEET WIDE), ALSO BEING THE NORTHERLY LINE OF SAID BLOCK 5, A DISTANCE OF 30.00 FEET TO THE INITIAL POINT, A 5/8" X 3/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "FERGUSON LS 2445" SET AT THE NORTHEAST CORNER OF SAID BLOCK 5; THENCE S62°25'48"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NORTH OBERLIN STREET, BEING THE NORTHERLY LINE OF SAID BLOCK 5, A DISTANCE OF 55.00 FEET TO A 5/8" X 3/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "FERGUSON LS 2445" SET AT THE NORTHWEST CORNER OF SAID DOCUMENT NO. 2014-001884 TRACT; THENCE S27°32'25"W ALONG THE WESTERLY LINE OF SAID DOCUMENT NO. 2014-001884 TRACT ALSO BEING THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED BY DEED RECORDED AS DOCUMENT NO. 2002-176921 MULTNOMAH COUNTY DEED RECORDS, A DISTANCE OF 65.00 FEET TO A 1/8" X 3/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "FERGUSON LS 2445" SET AT THE SOUTHWEST CORNER OF SAID DOCUMENT NO. 2002-176921 TRACT; THENCE S62°25'48"E ALONG THE SOUTHERLY LINE OF SAID DOCUMENT NO. 2014-001884 TRACT, A DISTANCE OF 55.00 FEET TO A 5/8" X 3/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "FERGUSON LS 2445" SET AT THE SOUTHWEST CORNER OF SAID DOCUMENT NO. 2002-176921 TRACT; THENCE N27°32'25"E ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 105.00 FEET TO THE INITIAL POINT.

CONTAINING 5,775 SQUARE FEET MORE OR LESS.

**NOTES:**

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE LU 2014-109205 LU.

**APPROVALS:**

APPROVED THIS 21<sup>ST</sup> DAY OF May, 2014

BY: Joe H. Ferguson (RS) DAY OF May, 2014  
CITY OF PORTLAND, PLANNING DIRECTOR'S DELEGATE

APPROVED THIS 24<sup>TH</sup> DAY OF May, 2014

BY: [Signature] DAY OF May, 2014  
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 O.R.S. 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. \_\_\_\_\_



REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JULY 26, 1990  
JOE H. FERGUSON  
RENEWAL DATE 12/31/15

I CERTIFY THAT THIS MAP WAS PREPARED USING HP PRODUCT #51640A ON WMF-1824 FILM

**Ferguson Land Surveying, Inc.**

646 SE 106TH AVE. PORTLAND, OR 97216  
Phone (503) 408-0601 Fax (503) 408-0602

**PARTITION PLAT**

A REPLAT OF LOTS 2, 3, AND A PORTION OF LOT 4, BLOCK 5, THE SMITHSON LAND COMPANY'S ADDITION TO EAST PORTLAND, IN THE SW 1/4, SECTION 8, T.1N., R.1E., W.M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

PETEFARR LLC  
WHITNEY PETERSEN  
4772 N. LOWBAR ST.  
PORTLAND, OR 97203

DATE: FEBRUARY 24, 2013

REVISED APRIL 11, 2014  
REVISED APRIL 16, 2014  
REVISED

JOB NO. 13-199  
DRAFTED 2.24.14

SHEET 2 OF 2