



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
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 16, 2014
To: Interested Person
From: Lois Jennings, Land Use Services
503-823-2877

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 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 14-110756 LC

GENERAL INFORMATION

Applicant: Kevin Partain / Urban Visions Planning Services, Inc.
223 NE 56th Ave / Portland OR, 97213

Owner: Chales F. Thomas III / Eden Enterprises LLC
5505 SW Delker Road / Tualatin, OR 97062-9710

Surveyor: Centerline Concepts Land Surveying, Inc
729 Molalla Ave Suite 1 & 2 / Oregon City, OR 97045

Site Address: 5200 N PRINCETON ST

Legal Description: East 12 ft. of Lot 8, Lot 9 and 10, BLOCK 51 of UNIVERSITY PK
Tax Account No.: R851302780
State ID No.: 1N1E07DD 01500
Quarter Section: 2224
Neighborhood: University Park, Tom Karwaki at chair@universityparkneighbors.org
Business District: North Portland
District Coalition: North Portland Neighborhood Serv, Mary Jaron Kelley at 503-823-4099.

Zoning: R5- High Density Single Family Residential Zone
Case Type: LC –Lot Consolidation Review
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant proposes to eliminate an original platted lot line through a lot consolidation process. This lot consolidation if approved will consolidate (replat) the East 12 feet of Lot 8 and Lot 9, Block 51 of University Park into one parcel. The lot consolidation is in preparation for a future property line adjustment with abutting Lot 10 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 criteria of Title 33. The relevant approval criteria are Zoning Code Section 33.675.300, Lot Consolidation Standards.

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.

ANALYSIS

Site and Vicinity: The site is on the corner of N. Princeton Street and N. Hodge Avenue and is developed with a single family home. Both streets are classified as local service streets which are improved with sidewalks and curbs. The surrounding neighborhood is primarily modest 1-1½ story homes on lots ranging from 2,500 to 11,000 square feet in area. Portsmouth Park is north of the site.

Zoning: The site is situated in a **Single Dwelling Residential 5,000 (R5)** zone. The single-dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: Several Bureaus have responded to this proposal and have no objections to this proposal. Please see Exhibits "E" for details.

Neighborhood: A Notice of Proposal in your Neighborhood was mailed on February 18, 2014. 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 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.

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 as shown in the following table (this information is found in Table 610-2 of the Zoning Code):

	R5 Zone Requirement	Parcel 1 (after consolidation)
Minimum Lot Area	3,000 square feet	4,993 square feet
Maximum Lot Area	8,500 square feet	
Minimum Lot Width*	36 feet	45 feet
Minimum Front Lot Line	30 feet	45.33 feet
Minimum Lot Depth	50 feet	110.15 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 one 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.

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 lots in the 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: The existing lots within the lot consolidation site are not through lots and proposed consolidated Lot 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: There are no previous land use cases 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 historically platted lots into one parcel, including the East 12 feet of Lot 8 and Lot 9, Block 51 of University Park. 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 from the historic East 12 feet of Lot 8 and Lot 9, Block 51 of University Park into one parcel, as illustrated by Exhibit C.1, signed and dated May 8, 2014.

Decision rendered by: Kimberly Tallant **on May 8, 2014.**
By authority of the Director of the Bureau of Development Services

Decision mailed May 16, 2014

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 (August 12, 2014), 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 January 28, 2014, and was determined to be complete on **February 14, 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 February 14, 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. Unless further extended by the applicant, **the 120 days will expire on: June 13, 2014.** In this case, the applicant did extend the 120-day review period for an additional 90 days to allow for recording of the Lot Consolidation Plat (See attached Exhibit G.4). This 90 day extension will expire on **September 11, 2014.**

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.

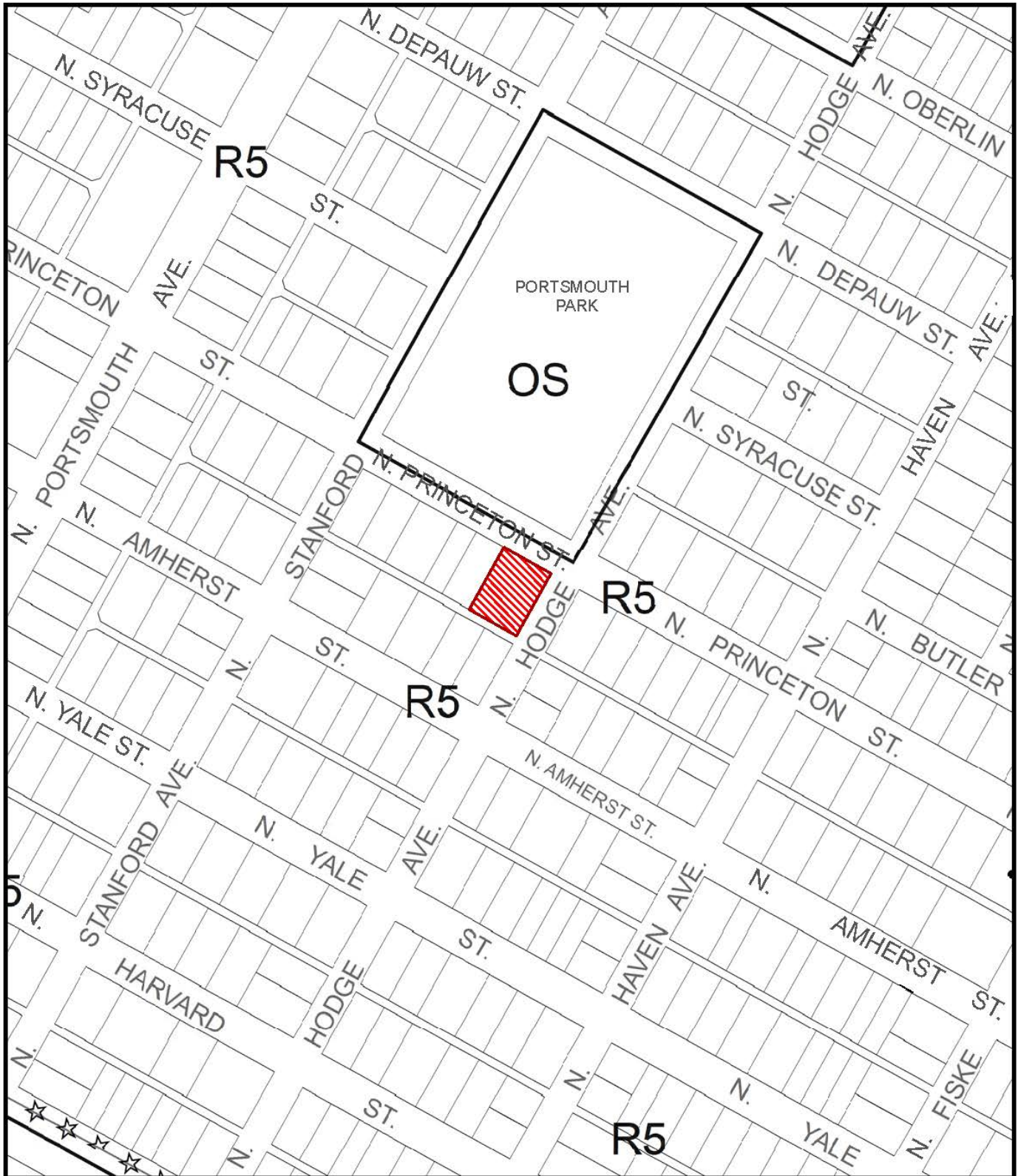
Recording the Final Plat. The signed plat must be recorded by the applicant with the County Deed Records within 90 days following approval by the Bureau of Development Services or the approval will be null and void.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's
 - 1. Narrative Addressing Approval Criteria
 - 2. Original University Park Subdivision Plat
 - 3. Legals of Existing Lots
 - 4. Deed History
 - 5. Lot Consolidation Plat/Supplemental Survey showing Existing Development on Site
- 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. 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 Section of BDS
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application
 - 2. Title Report
 - 3. Multnomah County Redlines of Lot Consolidation Plat
 - 4. Extension to 120-day clock by applicant dated May 6, 2014 via e-mail

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



Historic Landmark

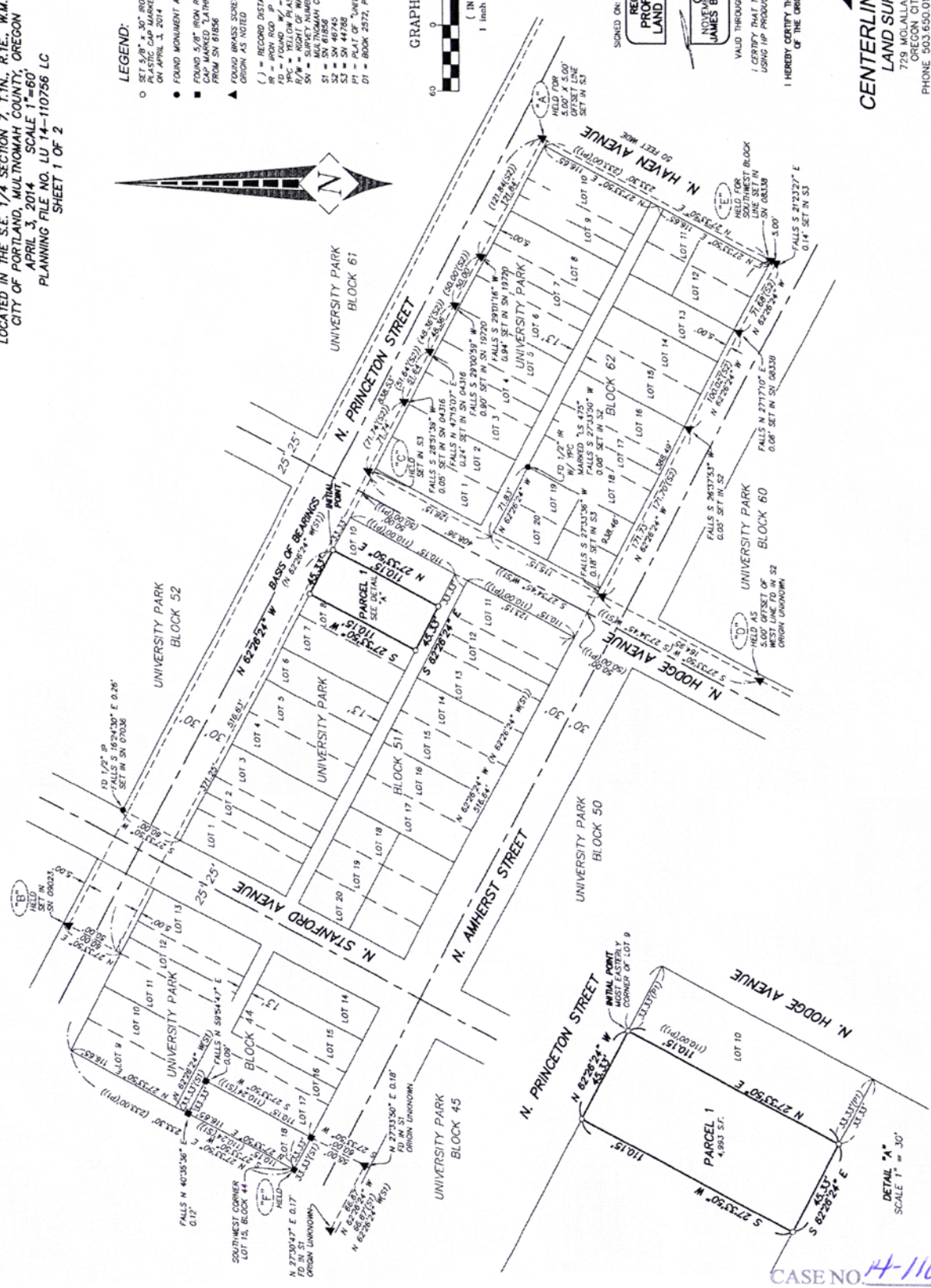
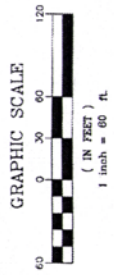


File No. LU 14-110756 LC
 1/4 Section 2224
 Scale 1 inch = 200 feet
 State_Id 1N1E07DD 1500
 Exhibit B (Jan 31,2014)

PARTITION PLAT NO.

A REPLAT OF LOT 9 AND A PORTION OF LOT 8, BLOCK 51, "UNIVERSITY PARK"
 LOCATED IN THE S.E. 1/4 SECTION 7, T.1N., R.1E., W.M.,
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 APRIL 3, 2014 SCALE 1"=60'
 PLANNING FILE NO. LU 14-110756 LC
 SHEET 1 OF 2

- LEGEND:**
- SET 5/8" x 30" IRON ROD W/ RED CAP MARKED "CENTERLINE CONCEPTS" ON APRIL 3, 2014
 - FOUND MONUMENT AS NOTED
 - FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "ATHROP LS 2871"
 - ▲ FOUND BRASS SCREW IN LEAD IN CONCRETE WALK ORIGIN AS NOTED
 - () = RECORD DISTANCES & BEARINGS
 - IR = IRON ROD IP = IRON PIPE
 - FD = FOUND W/ METRIC CAP
 - R/W = RIGHT OF WAY
 - SN = SURVEY NUMBER
 - S1 = SN 46743
 - S2 = SN 46743
 - S3 = SN 44788
 - T1 = PLAT OF "UNIVERSITY PARK" DT = BOOK 2572, PAGE 1630 (AUGUST 4, 1992)



SIGNED ON: 4-3-14 3:01P
 REGISTERED PROFESSIONAL LAND SURVEYOR

NOVEMBER 2007
 OREGON
 JAMES BURTON BROWN
 60379

VALID THROUGH DECEMBER 31, 2015
 I CERTIFY THAT THIS PLAT WAS PREPARED USING IP PRODUCT #P160A ON WMF FILE
 I HEREBY CERTIFY THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT



CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 725 MOLALLA AVE., SUITE 1 & 2
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189

Plotfile: V:\PROJECTS\REVENANCE-PRINCETON-N-5200\dwg\PARTITION.dwg

CASE NO. 4-110756 LC
 EXHIBIT C.1

PARTITION PLAT NO.

A REPLAT OF LOT AND A PORTION OF LOT 8, BLOCK 51, "UNIVERSITY PARK" LOCATED IN THE S.E. 1/4 SECTION 7, T.1N., R.1E., W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
APRIL 3, 2014
PLANNING FILE NO. LU 14-110756 LC
SHEET 2 OF 2

NARRATIVE:

- THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES AND MONUMENT A ONE PARCEL PARTITION PLAT OF LOT 8 AND THE EAST 12.00 FEET OF LOT 8, BLOCK 51, "UNIVERSITY PARK", MULTNOMAH COUNTY PLAT RECORDS.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHWEST RIGHT OF WAY LINE OF N. FRINGETON STREET, THE BEARING IS PER SW181856 (N62°26'24"W), TO ESTABLISH THE SOUTHWEST RIGHT OF WAY LINE, BEING 13.00 FEET WIDE ALLEYS FOR SAID BLOCKS BEING 116.69 FEET PARALLEL (NORTH-EAST LINE OF BLOCK 91 OF SAID PLAT) HELD MONUMENTS "A" AND "C" AS 5.00 FOOT NORTHERLY OFFSETS TO SAID SOUTHWEST RIGHT OF WAY LINE, TOGETHER WITH HOLDING MONUMENT "B" AS A 5.00 FOOT SOUTHERLY OFFSET TO THE NORTHEAST RIGHT OF WAY LINE OF N. FRINGETON STREET FOR VERIFICATION.
- FOR THE EAST LINE OF SAID LOT 8, I HELD THE FOUND MONUMENTS AT POSITIONS "C" AND "D" PER SURVEY NUMBER 603379, MULTNOMAH COUNTY PLAT RECORDS, TO ESTABLISH THE EAST LINE OF SAID LOT 8, BEING HELD WESTERLY THE RIGHT OF WAY DISTANCE OF 50.00 FEET TO ESTABLISH PARALLEL TO THE SOUTH-EAST RIGHT OF WAY LINE OF N. HOODE AVENUE AND PARALLEL TO THE PLAT DISTANCE OF 33.33 FEET TO ESTABLISH THE EAST LINE OF SAID LOT 8.
- FOR THE SOUTH LINE OF THE SUBJECT PROPERTY, FIRST I HELD MONUMENTS "E" AND "F" FOR THE SOUTHWEST LINE OF BLOCKS 44, 51, AND 62, TOGETHER WITH THE ESTABLISHED SOUTHWEST RIGHT OF WAY LINE OF N. FRINGETON STREET, BEING CONCURRENT WITH THE NORTH LINE OF SAID BLOCKS 44, 51, AND 62, TO ESTABLISH THE SOUTH LINE OF SAID LOT 8. SAID PLAT CALLS FOR 233.00 FEET, THEREFORE I ESTABLISHED THE CENTERLINE OF THE 13.00 FOOT WIDE ALLEYS FOR SAID BLOCKS BEING 116.69 FEET PARALLEL WITH, AND CENTERED BETWEEN BOTH LINES, I THEN HELD NORTHERLY AND SOUTHWEST LINES OF LOTS 8 AND 9 OF SAID BLOCK 51.
- FOR THE WEST LINE OF THE EAST 12.00 FEET OF SAID LOT 8 PER DEED RECORDS, I HELD MONUMENTS "G" AND "H" TO ESTABLISH THE WESTERLY AND PARALLEL PLAT AND DEED DISTANCE FROM THE ESTABLISHED EASTERLY LINE OF SAID LOT 8.

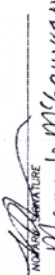
DECLARATION:

I, EDEN ENTERPRISES, LLC, KNOW ALL PEOPLE BY THESE PRESENTS THAT EDEN ENTERPRISES, LLC, THE OWNERS OF THE LAND REPRESENTED ON THE ANNEKED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYORS REPORT, HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THAT THE PROPERTY PARTITIONED AS SHOWN IN ACCORDANCE WITH THE STATUTES IS SUBJECT TO RESTRICTIONS AS NOTED HEREON.


CHARLES F. THOMAS III - MANAGER
EDEN ENTERPRISES, LLC.

ACKNOWLEDGEMENT:

I, EDEN ENTERPRISES, LLC, KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 22ND DAY OF APRIL 2014, THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THAT HE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY ON BEHALF OF SAID COMPANY.


NOTARY PUBLIC - OREGON
COMMISSION NO. 927304
MY COMMISSION EXPIRES: 4-9-18

SURVEYOR'S CERTIFICATE:

I, JAMES BURTON BROWN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND DESCRIBED IN THE ATTACHED PARTITION MAP, SAID LAND BEING DESCRIBED AS FOLLOWS:

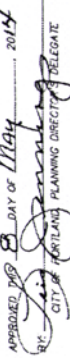
LOT 8 AND THE EAST 12.00 FEET OF LOT 8, BLOCK 51, "UNIVERSITY PARK" LOCATED IN THE S.E. 1/4 SECTION 7, T.1N., R.1E., W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8" X 30" IRON ROD WITH A RED PLASTIC CAP MARKED "CENTERLINE 8, BLOCK 51, 'UNIVERSITY PARK', MULTNOMAH COUNTY PLAT RECORDS, SAID POINT BEING ON THE SOUTHWEST RIGHT OF WAY LINE OF N. FRINGETON STREET, BEING 30.00 FEET SOUTHWESTERLY OF THE CORNER BEARS N27°33'50"E, 233.33 FEET AND S62°26'24"E, 516.67 FROM A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LATHROP LS 2671" FOUND AT THE MOST WESTERLY POINT OF THE SOUTHWEST CORNER OF SAID BLOCK 51, MULTNOMAH COUNTY PLAT RECORDS, THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 8, AND CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID LOT 8, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SAID EAST 12.00 FEET OF LOT 8, THENCE ALONG THE WESTERLY LINE OF THE EAST 12.00 FEET OF SAID LOT 8 S27°33'50"W, 110.15 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 8, BEING CONCURRENT WITH THE NORTH LINE OF SAID BLOCK 51, AND CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID LOT 8, 50.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 8, THENCE ALONG THE SOUTHEASTERN LINE OF SAID LOT 8, N27°33'50"E, 110.15 FEET TO THE INITIAL POINT.

SAID TRACT OF LAND CONTAINS 4.983 SQUARE FEET OR 0.11 ACRES.

APPROVALS:

CITY OF PORTLAND LAND DIVISION CASE FILE LU 14-110756 LC

APPROVED:  DAY OF May, 2014
CITY OF PORTLAND PLANNING DIRECTOR DELEGATE

APPROVED THIS 29TH DAY OF APRIL, 2014
CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

APPROVED THIS _____ DAY OF _____ 20____
MULTNOMAH COUNTY OREGON

BY: _____
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY LAW, SHALL HAVE BEEN PAID, AS OF _____ 20____, DIRECTOR, DIVISION OF ASSESSMENT & 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 AT _____ O'CLOCK _____ A.M., AS PARTITION PLAT NO. _____ 20____.

COUNTY RECORDING OFFICE

BY: _____ DEPUTY

DOCUMENT NO. _____

SIGNED ON: 4-21-2014

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 2007
JAMES BURTON BROWN
603379

VALID THROUGH DECEMBER 31, 2015

I CERTIFY THAT THIS PLAT WAS PREPARED USING AN ELECTRONIC INSTRUMENT OR MAP FILE

PLAT NOTES:

- THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NO. LU 14-110756 LC.

CASE NO. 14-110756 LC
EXHIBIT C-1



CENTERLINE CONCEPTS
LAND SURVEYING, INC.
729 MOLALLA AVE., SUITE 1 & 2
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

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