

Multnomah County Official Records
C Swick, Deputy Clerk

2011-027219



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Plu D. Kohnhausen.

CITY OF PORTLAND
Office of the City Auditor
1221 SW Fourth Avenue, Room 140
Portland, OR 97204-1900

I hereby certify this Ordinance No. 184289 to be a complete and exact copy of the original as the same appears on file and of record in my office and in my care and custody on February 25, 2011.

LaVonne Griffin-Valade
Auditor of the City of Portland
By *J. Anderson*
Deputy

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ORDINANCE No. 184289 As Amended

Vacate a portion of SE 21st Ave north of SE Ochoco St subject to certain conditions and reservations (Hearing; Ordinance; VAC-10066)

The City of Portland ordains:

Section 1. The Council finds:

1. On August 12, 2009, the Office of the City Auditor certified a petition for the vacation of SE 21st Avenue north of SE Ochoco Street, with the petition initiated by Sundeleaf Painting, Inc., the owner of adjoining property.
2. The petition states that the reason for the vacation is to consolidate property and legalize an existing structure encroaching into the public right-of-way.
3. The vacation is in conformance with the City of Portland's Comprehensive Plan and is consistent with recommendations made by the City Engineer and Planning Commission, as provided in the City Engineer's Report, dated August 11, 2010 and on file with the Office of the City Auditor and the Bureau of Transportation.
4. In accordance with ORS 271.100, the Council fixed a time and place for public hearing before the Council; the Auditor published notice thereof, and posted notice in the areas proposed for vacation.
5. Other procedural requirements of ORS 271 have been complied with, and the Council having held a public hearing, finds no objections were made or filed hereto, and it is in the public interest that said street be vacated.

NOW, THEREFORE, the Council directs:

- a. The following described street area, as depicted on the attached Exhibit 1, is hereby vacated:

That portion of SE 21st Avenue situated in Section 26, T1S, R2E, W.M., City of Portland, County of Multnomah, State of Oregon, lying south of a line measured 117.37 feet north of the north line of SE Ochoco Street, as depicted on attached Exhibit 1 and by this reference made a part hereof.

- b. The vacation of the above-described street area is granted subject to the following conditions and reservations:
 1. A 30-foot wide public sewer easement is hereby reserved to provide for the maintenance, operation, repair, reconstruction, replacement and enlargement of the existing public sewer facility. The 30 foot easement shall be located over the east half of the vacated street area.

This easement is reserved on the condition that no building construction, material storage, filling, grade change or tree planting will be permitted within said easement area without the prior written consent of the Director of the Bureau of Environmental Services, and further that the City or its contractors will not be responsible for damage to any improvements, including landscaping existing on the easement area, if such things are damaged or destroyed by the City or its contractors in the course of reconstruction or maintenance of the existing public sewer facility.

2. In accordance with ORS 271.120 and City of Portland policy, the street vacation ordinance shall not cause or require the removal or abandonment of any sewer, water or gas main, conduit of any kind, wire, pole or thing used, or intended to be used, for any public service, including, but not limited to those identified by Qwest. The ordinance will reserve an easement for the owner of any such utility or thing to maintain, continue, repair, reconstruct, renew, replace, rebuild, and/or enlarge any and all such thing; that no building or structure of any kind shall be built or erected within a distance of ten (10) feet from the centerline of any such utility, except with the prior written consent of the City Engineer and the owner of the utility and that any and all contemplated building plans in said vacated area shall be submitted for approval to the City Engineer and to the Director of the Bureau of Development Services, to the end that such construction may be so adjusted with reference to all public utilities in said areas as to cause a minimum of danger or inconvenience to the public and to the owner of such utility and to protect and preserve the same as presently constructed or hereinafter reconstructed, renewed, replaced and/or enlarged. Removal or relocation of existing utilities in the street vacation area will require written agreements between the Petitioner and owner(s) of the utilities.
3. Notwithstanding b2 and except for b1, this Ordinance will serve as a full release of City interests in the street vacation area and will provide City Bureaus with the authority necessary to take all other legal actions as may be reasonably necessary (including the issuance of quitclaim deeds acknowledging the release of any interests) to achieve this intent.
4. City costs associated with processing the street vacation petition shall be paid in full before the City records this Ordinance.
5. In the event the Petitioner fails to fully comply with the above conditions within one year of Council adopting this Ordinance, City Council may repeal the Ordinance at its sole discretion.

Section 2. Petitioner shall file with the City Auditor, in form approved by the City Attorney, a document in writing, accepting the terms and conditions of the Ordinance.

Section 3. Notice is given that the street vacation will not be effective until a certified copy of the vacating Ordinance has been recorded by the City in Multnomah County Deed Records.

Prerequisites to recording the vacating Ordinance are that 30 days have passed after final Council passage of the Ordinance, that all conditions of the vacating Ordinance have been met, and that all vacation costs have been paid.

Section 4. After the prerequisites to recording the Ordinance have been met, the City Auditor shall return a certified copy of this Ordinance and the acceptance thereof, to the Right-of-Way Acquisition Section, Bureau of Transportation, which shall, at the expense of the Petitioner, file with the recorder, the assessor, and the surveyor of the county in which said property is located, the certified copy of this Ordinance and the acceptance, and any map, plat or other record which may be required by law. The Right-of-Way Acquisition Section shall return the recorded Ordinance to the Auditor.

Passed by the Council,

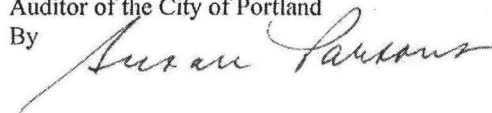
DEC 08 2010

Mayor Sam Adams
Prepared by: Lance D. Lindahl:slg
Date Prepared: November 15, 2010
RW # 7130

LAVONNE GRIFFIN-VALADE

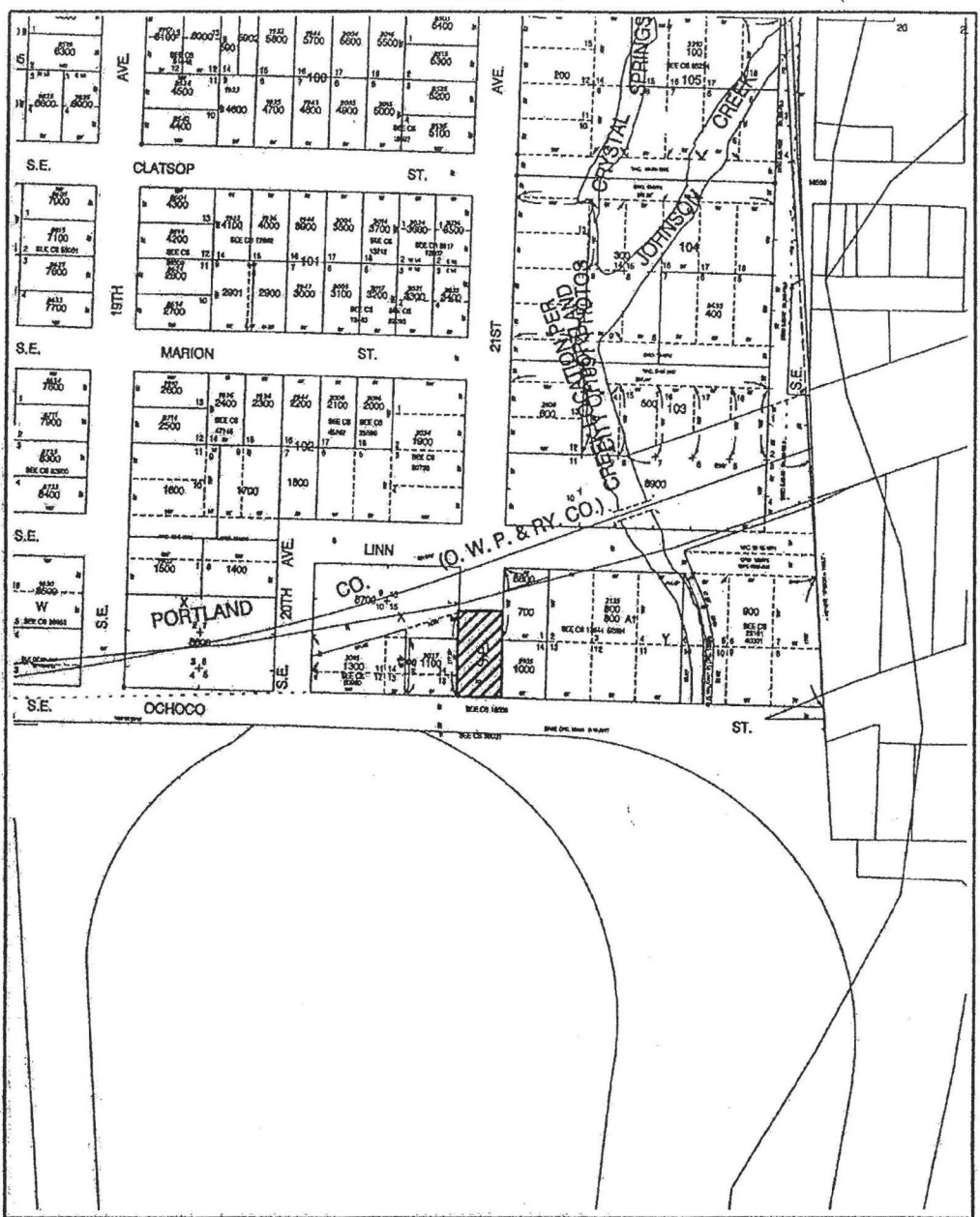
Auditor of the City of Portland

By



DEPUTY

EXHIBIT 1



SE 21ST AVENUE NORTH OF SE OCHOCO STREET

Petitioner: D & B Company

1/4 Section: 8932

Section: 1S1E26AA

 Area Herein Vacated



Scale: 1" to 200'

ACCEPTANCE

January 6, 2011

Auditor of the City of Portland
City Hall Room 140
1221 SW 4th Avenue
Portland, Oregon 97204

This is to advise the City of Portland, Oregon that I hereby accept the terms and provisions of Ordinance No. 184289, passed by the Portland City Council on December 8, 2010, **Vacate a portion of SE 21st Ave north of SE Ochoco St subject to certain conditions and reservations (Ordinance; VAC-10066)** and in consideration of the benefits received thereunder I hereby agree to abide by and perform each and all of the applicable terms and provisions thereof.

2-16-11
Date

Sam Sundeleaf (President)
(Signature)*

Sam Sundeleaf
Sundeleaf Painting, Inc.
2037 SE Ochoco
Portland 97222

APPROVED AS TO FORM

Approved as to form:

City Attorney

Sandra Meng
CITY ATTORNEY
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*When an acceptance is signed by an officer of a firm or corporation, his or her official title must be stated.

ACCEPTANCE

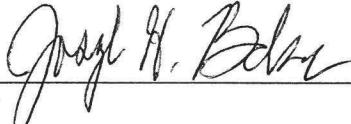
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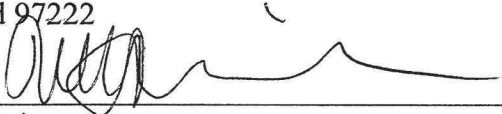
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1-12-11

Date



Joe Baker
2105 SE Ochoco St
Portland 97222



Jamie Guinn
2105 SE Ochoco St
Portland 97222

APPROVED AS TO FORM

Approved as to form:


CITY ATTORNEY 64

City Attorney