



City of Portland  
**Bureau of Development Services**  
Land Use Services Division

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www.portlandonline.com/bds

**Date:** August 11, 2008  
**To:** Interested Person  
**From:** Mieke Stekelenburg, Land Use Services  
503-823-0669 / Mieke.Stekelenburg@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 08-120094 LC**

**GENERAL INFORMATION**

**Owner:** Andrew Davis  
Davis Business Center Llc  
11623 SW Riverwood Rd  
Beaverton OR 97219

**Applicants:** Michael C Robinson Dana White  
Perkins Coie Llp Providence Health System OREGON  
1120 NW Couch St 10th Floor 4706 NE Glisan St Ste 101  
Portland OR 97209 Portland, OR 97213

**Site Address:** W/I 4370 NE Halsey St

**Legal Description:** LOT 4 BLOCK 2, BELGRADE; LOT 5 BLOCK 2, BELGRADE; LOT 19  
BLOCK 2, BELGRADE

**Tax Account No.:** R063800240, R063800250, R063800390

**State ID No.:** 1N2E31BB 03200, 1N2E31BB 03300, 1N2E31BB 03000

**Quarter Section:** 2935

**Neighborhood:** Hollywood, contact Trudi Rahija at 503-281-5504.  
**Business District:** Hollywood Boosters, contact Jeffrey Baird at 503-331-7650.  
**District Coalition:** Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.  
**Plan District:** Hollywood - Subdistrict A

**Zoning:** CXd – Central Commercial with the Design Overlay Zone “d”.  
**Case Type:** LC – Lot Consolidation

**Procedure:** Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**

The applicant proposes to consolidate Lots 4, 5, and 19 of Belgrade Block 2 (Tax Lots 3000, 3200, and 3300) into one parcel. The lot consolidation is in preparation for a future street vacation of NE 44<sup>th</sup> Avenue (LU 07-142132 VA). The street vacation 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 criteria are found in Section **33.675.300, Lot Consolidation Standards.**

**ANALYSIS**

**Site and Vicinity:** The site is located in Subdistrict A of the Hollywood Plan District and contains paved surface level parking that serves The Davis Business Center. The site is a corner lot with frontage on both NE Halsey to the north and NE 44<sup>th</sup> Avenue to the west. Once NE 44<sup>th</sup> Avenue is vacated the consolidated Parcel will only have legal street frontage on NE Halsey Street.

The vicinity is characterized by high-density residential and commercial development around a major priority transit street (NE Halsey).

**Zoning:** The CX zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to design review. The “d” overlay does not influence this lot consolidation application.

The Hollywood plan district provides for an urban level of mixed-use development including commercial, office, housing, and recreation. Specific objectives of the plan district include strengthening Hollywood's role as a commercial and residential center, and promoting the use of light rail, bus transit, and walking. The Hollywood plan district regulations do impact lot consolidation proposals.

**Land Use History:** City records indicate there are 2 prior land use cases associated with this property.

- 08-113391 DZ – This land use application was approved in regards to design elements for a new office building on the property to the east and associated parking garage. The land use decision has no impact or conditions that would effect the proposed lot consolidation.
- 07-142132 VA – Pending Street Vacation application for NE 44<sup>th</sup> Avenue.

**Agency and Neighborhood Review:** A Notice of Proposal in your Neighborhood was mailed on 5/2/08.

**1. Agency Review:** Several Bureaus and agencies have responded to this proposal. Please see Exhibits E for details. The comments are addressed under the appropriate criteria for review of the proposal.

**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.

The proposed site is in the CXd 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. In Commercial zones there are no minimum lot area, width or depth standards. Lots must be of a size, shape, and orientation that is appropriate for the location and for the type of development and use that is contemplated (33.613.200). A parking garage was proposed and reviewed under LU 08-113391 DZ for the subject property. At the time of this review no building permit

applications were submitted. The lot is of a sufficient size to accommodate a variety of commercial uses and development including a parking garage.

In commercial zones there is a Minimum Front Lot Line Standard which is at least 10 feet long (33.613.100). The proposed lot has a front lot line that is 94.35 feet long.

The proposed consolidated lot meets standards.

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:** There is no minimum or maximum residential density in the CG zone, therefore this criterion does not apply.

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 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:** Conditions of Approval required in LU 08-113391 DZ continue to apply to any new construction on the site.

## **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 Lots 4, 5, and 9 of Belgrade Block 2 (Tax Lots 3000, 3200, and 3300 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 lots 4, 5 & 9 of Block 2 into one parcel, as illustrated by Exhibit C.1, signed and dated August 4, 2008.

**Decision rendered by:** Mieke Stekelenburg **on 8/4/08**  
By authority of the Director of the Bureau of Development Services

**Decision mailed August 11, 2008**

**Staff Planner: Mieke Stekelenburg**

**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 11/6/08 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 4/3/08 , and was determined to be complete on 4/24/08.

*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 4/24/08.

*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 did not waive or extend the 120-day review period.

**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](http://www.portlandonline.com).

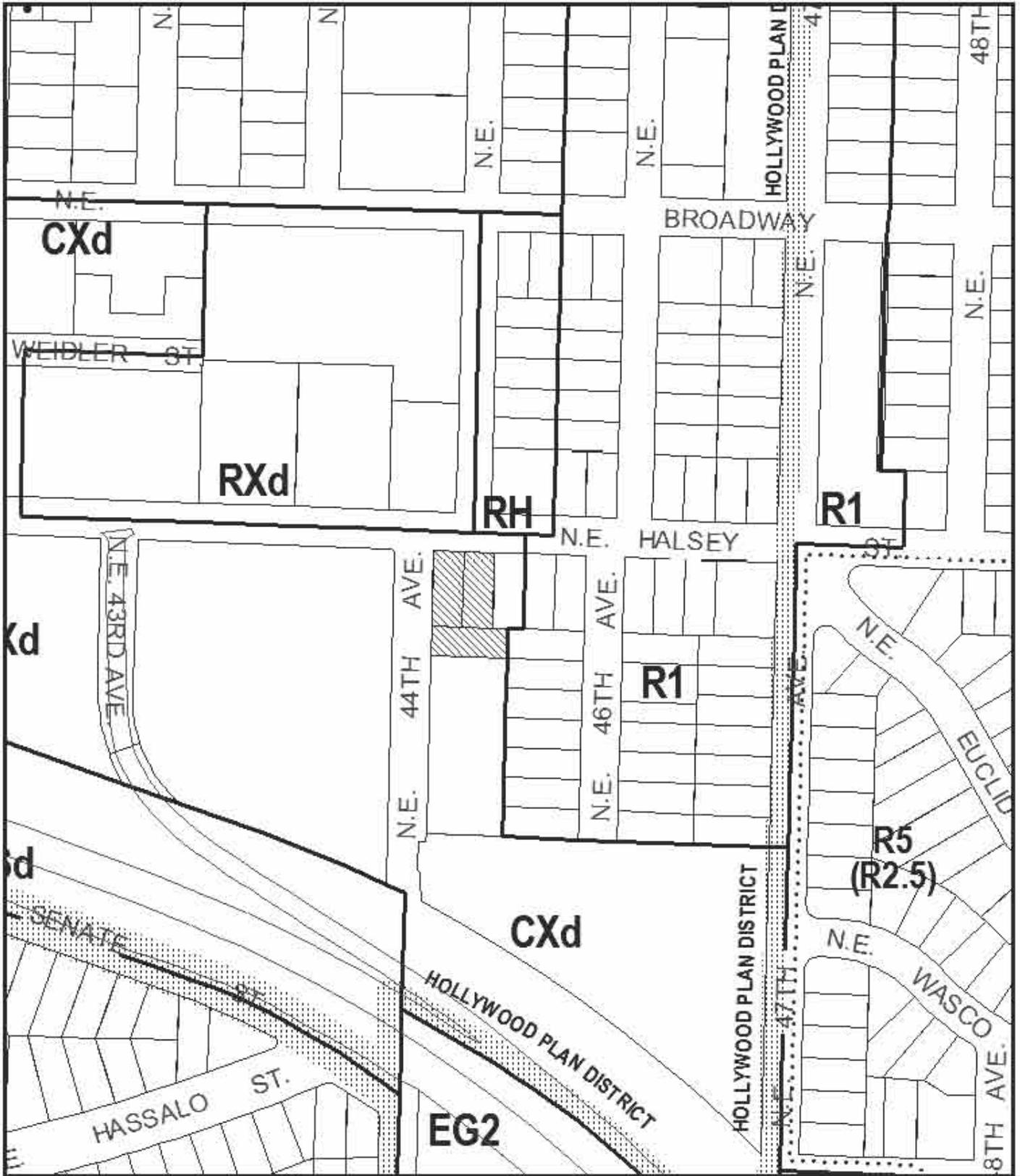
**Recording the Final Plat.** The signed plat must be recorded by the applicant with the County Deed Records within 90 days following approval by the Bureau of Development Services or the approval will be null and void.

**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. Fire Bureau
  - 4. Site Development Review Section of BDS
  - 5. Bureau of Parks, Forestry Division
  - 6. Life Safety
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application
  - 2. Site History Research

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



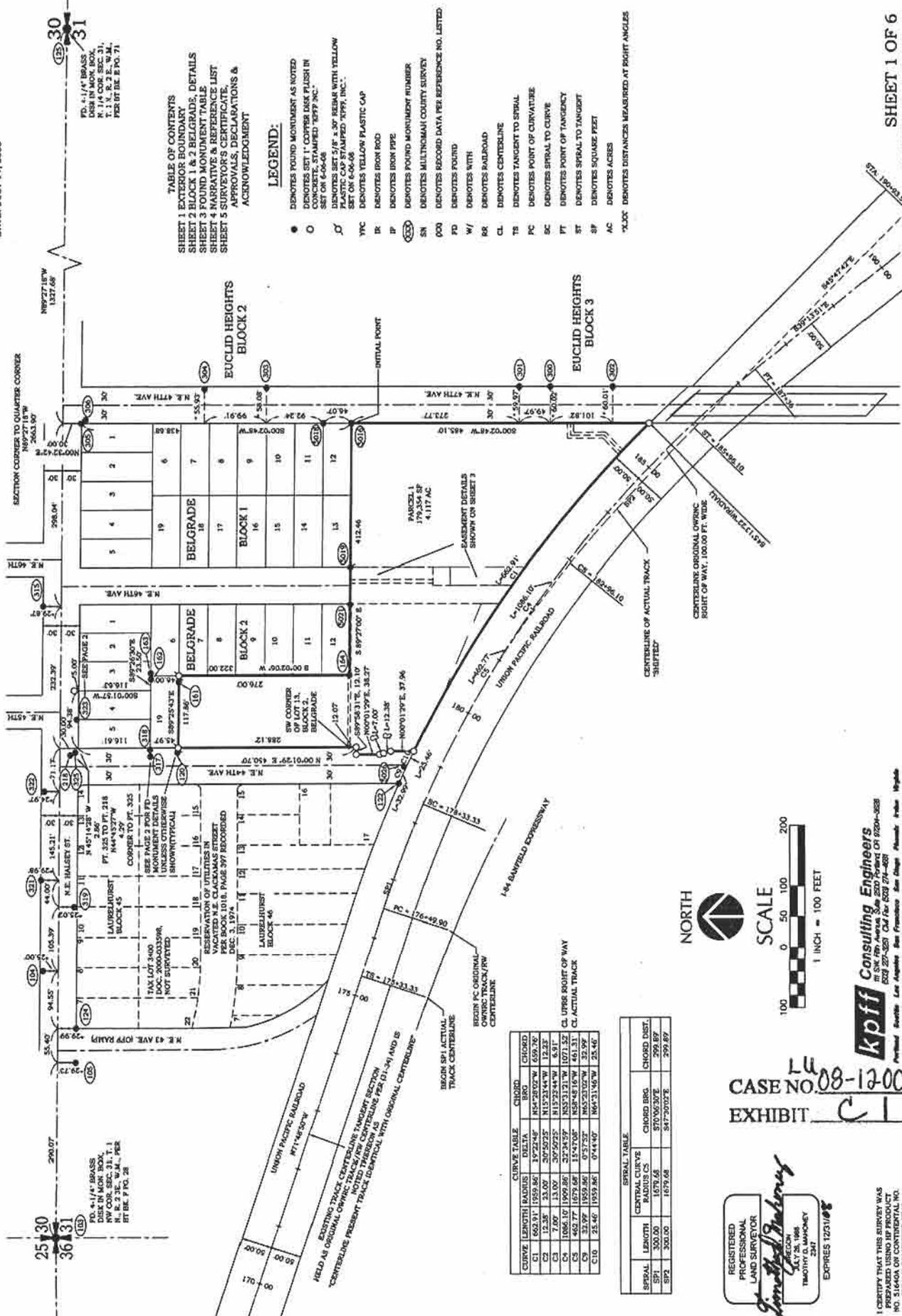
NORTH

This site lies within the:  
HOLLYWOOD PLAN DISTRICT

File No.	LU 08-120094 LC
1/4 Section	2935
Scale	1 inch = 200 feet
State_Id	1N2E31BB 3200
Exhibit	B (Apr 04,2008)

**PARTITION PLAT NO.**

A REPLAT OF LOTS 13 - 19, BLOCK 2, BELGRADE AND OTHER LAND  
 LOCATED IN THE NW 1/4 OF SECTION 31, T. 1 N., R. 2 E., W.M.  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON.  
 DATE: JULY 14, 2008



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- SHEET 5 SURVEYOR'S CERTIFICATE LIST
- SHEET 6 APPROVALS, DECLARATIONS & ACKNOWLEDGMENT

**LEGEND:**

- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 1" COPPER DISK PLUSH IN SET ON 6-04-08
- DENOTES SET 1" COPPER DISK PLUSH IN SET ON 6-04-08
- DENOTES SET 5/8" x 50' BEAR WITH YELLOW PLASTIC CAP STAMPED "TFFI, INC."
- DENOTES SET ON 6-06-08
- DENOTES YELLOW PLASTIC CAP
- DENOTES IRON ROD
- DENOTES IRON PIPE
- DENOTES FOUND MONUMENT NUMBER
- DENOTES MULTNOMAH COUNTY SURVEY
- DENOTES RECORDED DATA PER REFERENCE NO. LISTED
- DENOTES FOUND
- DENOTES WITH
- DENOTES RAILROAD
- DENOTES CENTERLINE
- DENOTES TANGENT TO SPIRAL
- DENOTES POINT OF CURVATURE
- DENOTES SPIRAL TO CURVE
- DENOTES POINT OF TANGENCY
- DENOTES SPIRAL TO TANGENT
- DENOTES SQUARE FEET
- DENOTES ACRES

\*"BLOCK" DENOTES DISTANCES MEASURED AT RIGHT ANGLES

PROJECT NO. 08584/DWG. NO. 08044/HPT

SECTION CORNER TO QUARTER CORNER  
 N89°27'15"W 260.31'0"

N 2° 40' 11" W 325.87'

N 2° 45' 17" W 322.30'

N89°27'15"W 260.31'0"

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**PARTITION PLAT NO.**

A REPEAT OF LOTS 13, 18, BLOCK 2, BELGRADE AND OTHER LAND LOCATED IN THE NW 1/4 OF SECTION 31, T. 14 N. D. 2 E., W. 1/2. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON.  
DATE: JULY 14, 2008



**kpff Consulting Engineers**  
11 SW 17th Avenue, Suite 200 Portland, OR 97204-3821  
503.251-8511 Cell: 503.214-6811

Portland, Seattle, Los Angeles, San Francisco, San Diego, Phoenix, Ft. Lauderdale, Miami, Virginia

PT. NO.	BEARING	DISTANCE	DESCRIPTION
103	HELD	HELD	FD 4-1/4" BID STAMPED "T. IN. R. 2E., 25, 30, 31, 36, 19467" W/ PUNCH MARK IN MONUMENT BOX
104			FD BS IN SIDEWALK, NO WASHER [FD 25]
105			FD 5/8" IR W/ 1-1/2" ALUM. CAP STAMPED "OTAK INC.", FLUSH [SET 20]
116	N00°05'56"E	5.13	FD BS COP [SET 17] HELD N-S
120	N69°25'43"E	5.13	FD 1" IRON PIPE, HELD EAST-WEST [FD 3 & 7] N 00°01'29" E, 0.11 FROM CORNER
122	N00°01'29"E	5.13	FD BS W/ 3/4" BRASS WASHER STAMPED "OTAK INC." [SET 20] [FD 20]
123	N07°14'48"W	0.01	FD 4-1/4" BID STAMPED "T. IN. R. 2E., 30, 31" W/ PUNCH MARK, [FD 20] B.T. BK.G. PG. 170
124	N64°06'45"W	0.01	FD 1-1/2" IRON PIPE, ORIGIN UNKNOWN, [FD 10 & 11]
125	HELD	HELD	FD 1-1/2" IRON PIPE, UNKNOWN ORIGIN, HELD N-S
157	S89°29'24"E	0.09	FD 1-1/2" IRON PIPE, UNKNOWN ORIGIN, HELD N-S
158	S89°29'21"E	0.04	FD 5/8" IR, NO CAP, FLUSH, GOOD CONDITION [SET 14]
161	N76°58'00"W	0.51	FD 5/8" IR, NO CAP, DOWN 0.3", GOOD CONDITION [FD 11-4]
162	S86°30'55"W	0.54	FD 5/8" IR, NO CAP, [SET 11-4]
163	N72°31'04"E	0.29	FD BS W/ 3/4" BRASS WASHER STAMPED "COP REPT." [SET 17]
164	N38°43'48"E	0.11	FD BS W/ 3/4" BRASS WASHER STAMPED "MARX A.F.S. ASSOCS." IN CONCRETE SIDEWALK [SET 23 FD 24]
218	N45°04'40"W	7.10	FD BS W/ 3/4" BRASS WASHER STAMPED "CENTERLINE CONCEPTS" [SET 24]
300			FD BS W/ 3/4" BRASS WASHER STAMPED "OTAK INC." IN CONCRETE SIDEWALK [SET 23 FD 24]
301			FD BS W/ 3/4" BRASS WASHER STAMPED "OTAK INC." IN CONCRETE SIDEWALK [SET 23 FD 24]
302			FD BS W/ 3/4" BRASS WASHER STAMPED "OTAK INC." IN CONCRETE SIDEWALK [SET 23 FD 24]
303			FD BS W/ 3/4" BRASS WASHER STAMPED "OTAK INC." IN CONCRETE SIDEWALK [SET 23 FD 24]
304			FD BS W/ 3/4" BRASS WASHER STAMPED "OTAK INC." IN CONCRETE SIDEWALK [SET 23 FD 24]
305	N00°02'48"E	0.02	FD BS IN LEAD PLUG IN CONCRETE SIDEWALK, GOOD CONDITION, ORIGIN UNKNOWN
306	S73°15'46"E	3.48	FD 1/2" IR, NO CAP, VERTICAL, UP 0.1", GOOD CONDITION, HELD E-W [SET 5] [FD 22 & 23]
307	N00°32'42"E	0.07	FD 1/2" IR, NO CAP, UP 0.2", GOOD CONDITION [SET 5]
308	N89°27'37"W	4.00	FD TACK IN LEAD PLUG IN CONCRETE SIDEWALK, HELD AS 4.00' OFFSET [SET 4] [FD 6 & 10 & 11]
309	N00°32'42"E	0.06	FD 1/2" IRON PIPE, UP 0.4", GOOD CONDITION [FD 6]
310	N00°32'42"E	5.04	FD BS IN LEAD PLUG IN CONCRETE SIDEWALK, NO WASHER, GOOD CONDITION [FD 5 & 8]
311	N89°57'17"W	4.02	FD BS IN LEAD PLUG IN CONCRETE SIDEWALK, NO WASHER, GOOD CONDITION [SET 4] [FD 6, 10 & 11]
312	N88°21'29"E	2.18	FD BS IN LEAD PLUG IN CONCRETE SIDEWALK, NO WASHER, GOOD CONDITION, ORIGIN UNKNOWN, [FD 10]
313	N89°27'54"W	4.02	FD BS IN LEAD PLUG IN CONCRETE SIDEWALK, NO WASHER, GOOD CONDITION, [SET 6] [FD 10 & 11], HELD N-S
314	S89°28'31"E	0.04	FD 5/8" IR, NO CAP, DOWN 0.1', LEANS SLIGHTLY NORTHWEST, [SET 10], HELD N-S
315			FD 1/2" IRON PIPE, UP 0.1", GOOD CONDITION, ORIGIN UNKNOWN, [FD 13 & 17]
316	N89°22'45"W	0.61	FD BS W/ 3/4" BRASS WASHER STAMPED "COP REPT." IN CONCRETE SIDEWALK, GOOD CONDITION [SET 17]
317	N89°06'44"W	5.07	FD BS W/ 3/4" BRASS WASHER STAMPED "COP REPT." IN CONCRETE SIDEWALK, GOOD CONDITION [SET 17]
318	N85°45'48"W	2.91	FD PK MAIL W/ OLD SHINER IN CONCRETE SIDEWALK, ORIGIN UNKNOWN
319			FD BS W/ PUNCH MARK IN CONCRETE SIDEWALK, NO WASHER [FD 14 & 25 & 28]
321			FD BS W/ PUNCH MARK IN CONCRETE SIDEWALK, NO WASHER [FD 14 & 25 & 28]
322			FD BS IN LEAD PLUG IN CONCRETE SIDEWALK [SET 17]
323	N00°24'50"E	3.08	FD TACK IN LEAD PLUG IN CONCRETE SIDEWALK, ORIGIN UNKNOWN, [FD 14]
324	N00°01'52"W	3.11	FD BS W/ 3/4" BRASS WASHER STAMPED "COP REPT." IN CONCRETE SIDEWALK, HELD E-W [SET 17]
325	N44°58'04"W	4.24	FD 2-1/2" BRASS DISK IN CONCRETE, IN SQUARE MONUMENT BOX, 0.8' BELOW LID [FD 18 & 19 & 22]
5016	HELD	HELD	FD 3/8" BRASS SCREW IN CONCRETE SIDEWALK, NO WASHER, [FD 18 & 22 & 23]
5017	N89°34'27"E	4.98	FD 5/8" IR W/ YPC STAMPED "COMPASS CORE", DOWN 0.1' [SET 22]
5018	HELD	HELD	FD 1/2" IRON PIPE IN CONCRETE WALL, HELD N-S, ORIGIN UNKNOWN
5019	S89°27'00"E	0.07	FD 1/2" IRON PIPE AT BACK OF CURB, ORIGIN UNKNOWN
5020	S88°58'17"W	15.58	FD 1/4" IRON PIPE IN CONCRETE WALL WITH FENCE, [SET 11]
5021	S83°04'57"W	1.11	FD 1/2" IR, NO CAP, DOWN 0.1' [SET 11], [FD 10 & 19], HELD N-S
5022	S89°27'06"E	0.05	FD BS W/ 3/4" BRASS WASHER STAMPED "OTAK INC." IN SIDEWALK, [SET 20]
5026	N21°37'31"W	6.57	FD BS W/ 3/4" BRASS WASHER STAMPED "OTAK INC." IN SIDEWALK, [SET 20]

**LEGEND:**

- YPC DENOTES YELLOW PLASTIC CAP
- IR DENOTES IRON ROD
- IP DENOTES IRON PIPE
- BD DENOTES BRASS DISK
- EQ DENOTES RECORD DATA PER REFERENCE NO. LISTED
- FD DENOTES FOUND
- W/ DENOTES WITH
- BS DENOTES BRASS SCREW
- ALUM DENOTES ALUMINUM
- COP DENOTES CITY OF PORTLAND

REGISTERED PROFESSIONAL LAND SURVEYOR  
TIMOTHY O. MCKENNEY  
2347  
EXPIRES 10/31/08

I CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS OF THE STATE OF OREGON.  
NO. 31648A ON CONTINENTAL NO. 1704M2 POLYESTER FILM



**PARTITION PLAT NO.**

A REPLAT OF LOTS 13, 18, BLOCK 2, BELGRADE AND OTHER LAND LOCATED IN THE NW 1/4 OF SECTION 31, T. 1 N. R. 2 E. W.M. CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON.  
DATE: JULY 14, 2008



Professional Seal: See Provisional Seal Design Printed on Other Page

**SURVEYOR'S CERTIFICATE**

I, TIMOTHY D. MAHONEY, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PARTITION PLAT BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING A PORTION OF PARCELS A AND B OF THAT TRACT OF LAND AS DESCRIBED IN PLAT RECORDS OF SAID COUNTY, FILED IN OREGON, RECORDED IN BOOK 1233, PAGE 1353, ON 01-10-1978, DEED RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31, MARKED BY A ROUND 4-1/4" BRASS DISK IN A MONUMENT BOX, THENCE COINCIDENT WITH THE NORTH LINE OF SAID SECTION 31, 89°27'18" W, 1327.68 FEET; THENCE S 0°32'42" W, 30.00 FEET TO THE NORTHEAST CORNER OF BLOCK 1, BELGRADE, RECORDED IN BOOK 514, PAGE 11; PLAT RECORDS OF SAID COUNTY; THENCE COINCIDENT WITH THE EAST LINE OF SAID BLOCK 1, ALSO BEING THE WEST RIGHT OF WAY LINE OF N.E. 47TH AVENUE 90°02'48" W, 438.68 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1, MARKED BY A ROUND 2-1/2" BRASS DISK, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL 'B' AND THE INITIAL POINT OF THE HEREIN DESCRIBED TRACT; THENCE COINCIDENT WITH SAID WEST RIGHT OF WAY LINE SOUTH 00°02'48" WEST, 483.10 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'B'; BEING A POINT ON THE NORTHEASTLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING A POINT ON A 1399.86 FOOT RADIUS CURVE, THE RADIUS POINT OF WHICH BEING 117.86 FEET WEST OF THE INTERSECTION OF THE CENTERLINE OF SAID RAILROAD WITH THE WESTERLY RIGHT OF WAY LINE OF SAID PARCEL 'B', CURVE BEARING 18°22'48" LEFT, THROUGH A CENTRAL ANGLE OF 18°22'48", AN ARC DISTANCE OF 663.91 FEET, (THE LONG CHORD OF WHICH BEARS NORTH 54°28'02" WEST, 659.76 FEET) TO THE MOST SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN THAT CERTAIN DEED TO THE CITY OF PORTLAND FOR STREET PURPOSES, RECORDED IN BOOK 2188 PAGE 1979, ON MARCH 27, 1989; THENCE COINCIDENT WITH THE EAST LINES OF SAID CITY OF PORTLAND TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES: (1) NORTH 00°01'25" EAST, 37.96 FEET TO A POINT OF CURVATURE WITH A 23.00 FOOT RADIUS CURVE TO THE LEFT; (2) COINCIDENT WITH SAID 23.00 FOOT RADIUS CURVE LEFT, THROUGH A CENTRAL ANGLE OF 30°50'26", AN ARC DISTANCE OF 12.38 FEET (THE LONG CHORD OF WHICH BEARS NORTH 15°23'44" WEST, 12.23 FEET) TO A POINT OF REVERSE CURVATURE WITH A 13.00 FOOT RADIUS CURVE RIGHT; (3) COINCIDENT WITH SAID 13.00 FOOT RADIUS CURVE RIGHT, THROUGH A CENTRAL ANGLE OF 30°50'25", AN ARC DISTANCE OF 7.00 FEET (THE LONG CHORD OF WHICH BEARS NORTH 15°23'44" WEST, 6.91 FEET); (4) NORTH 00°01'29" EAST, 38.27 FEET; (5) SOUTH 89°58'31" EAST, 12.10 FEET; (6) NORTH 00°01'29" E 12.09 FEET TO THE NORTHEAST CORNER OF SAID CITY OF PORTLAND TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 13 OF BLOCK 2, SAID PLAT OF BELGRADE, ALSO BEING A POINT ON THE EAST LINE OF SAID BLOCK 2, SAID PLAT OF BELGRADE, ALSO BEING THE WEST RIGHT OF WAY LINE AND THE WEST LINE OF SAID BLOCK 2, NORTH 00°01'29" EAST, 288.12 FEET TO THE NORTHWEST CORNER OF LOT 18 OF SAID BLOCK 2; THENCE COINCIDENT WITH THE NORTH LINE OF SAID LOT 18, SOUTH 89°25'43" EAST, 117.86 FEET TO THE NORTHEAST CORNER THEREOF; THENCE COINCIDENT WITH THE EAST LINE OF SAID LOTS 13 THROUGH 18 OF SAID BLOCK 2, SOUTH 00°02'06" WEST, 276.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID PLAT OF BELGRADE SOUTH 89°27'00" EAST, 412.46 FEET TO THE INITIAL POINT OF THE HEREIN DESCRIBED TRACT.

TOTAL AREA CONTAINING 4.117 ACRES MORE OR LESS.

*Timothy D. Mahoney*  
TIMOTHY D. MAHONEY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2347



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT  
I CERTIFY THAT THIS SURVEY WAS PREPARED USING HP PRODUCT NO. 516000 OR CONTINENTAL NO. 510004 POLYESTER FILM

**DECLARATIONS**

KNOW ALL MEN BY THESE PRESENTS THAT PROVIDENCE HEALTH SYSTEM, OREGON, WHO ACQUIRED TITLE AS SIBERUS OF PROVIDENCE IN OREGON, IS THE OWNER OF THE LAND DESCRIBED HEREON, AND THAT THEY HAVE CAUSED THIS PARTITION TO BE PREPARED AND THIS PROPERTY PARTITIONED IN ACCORDANCE WITH THE OREGON REVISED STATUTES, CHAPTER 92.

*[Signature]*  
DANA WHITE  
TITLE EXECUTIVE DIRECTOR, REAL ESTATE AND FINANCIAL SERVICES  
PROVIDENCE HEALTH SYSTEM, OREGON

**ACKNOWLEDGMENT**

COUNTY OF MULTNOMAH )  
STATE OF OREGON ) SS  
I, SS  
APPEARED PERSONALLY BEFORE ME, DANA WHITE, FOR PROVIDENCE HEALTH SYSTEM, OREGON, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE DESCRIBED INSTRUMENT, AND DOES HEREBY ACKNOWLEDGE THE SAME TO BE HER SIGNATURE BEFORE ME THIS 14 DAY OF 2008.

*[Signature]*  
NOTARY SIGNATURE

*Glenna L. Fossum-Smith*  
NOTARY PUBLIC OF OREGON  
MY COMMISSION NO. 420040  
MY COMMISSION EXPIRES: 01-18-2011

**APPROVALS:**

APPROVED THIS 14 DAY OF August, 2008

BY: *[Signature]*  
CITY OF PORTLAND, PLANNING DIRECTOR'S DELEGATE

APPROVED THIS 30 DAY OF July, 2008

BY: *[Signature]*  
CITY OF PORTLAND, CITY ENGINEER'S DELEGATE

APPROVED THIS 30 DAY OF \_\_\_\_\_, 2008  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

BY: \_\_\_\_\_  
DEPUTY

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED BY O.R.S. 91.095 HAVE BEEN PAID AS OF \_\_\_\_\_, 2008.  
DIRECTOR OF ASSESSMENT & TAXATION,  
MULTNOMAH COUNTY, OREGON

**ACKNOWLEDGMENT**

STATE OF OREGON )  
COUNTY OF MULTNOMAH ) SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD AND RECORDED

\_\_\_\_\_ 2008, AT \_\_\_\_\_ IN \_\_\_\_\_

ALJ PARTITION PLAT NO. \_\_\_\_\_  
COUNTY RECORDING OFFICE

BY: \_\_\_\_\_  
DEPUTY

DOCUMENT NO. \_\_\_\_\_

**NOTES:**

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NUMBER LU NO. 04-120094 LC