



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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Date: December 16, 2011
To: Interested Person
From: Lois Jennings, Land Use Services
503-823-2877 or Lois.Jennings@portlandoregon.gov

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 11-164724 LC AND LU 11-164739 LC

GENERAL INFORMATION

Representative: Ed Christensen
Welkin Engineering, PC
25260 SW Parkway Ave, Suite G
Wilsonville, OR 97070

Applicant/Owner: Les Schwab Tire Centers
20900 Cooley Road
Bend, OR 97701

Owners: Jeanne M Knez and William J. Sheridan
12301 SE Hwy 212 7428 SE 42nd Avenue
Clackamas, OR 97015 Portland, OR 97206

Site Address: 2500 SE Tacoma Street

Legal Description: BLOCK 8, LOTS 1-8, TOWN OF WILLSBURG AND INCLUDING
PORTIONS OF VACATED STREET
BLOCK 9, LOTS 2-7, TOWN OF WILLSBURG AND INCLUDING
PORTIONS OF VACATED STREET

Tax Account No.: R840000140, R840000160, R840000270, R840000330, R840000390
State ID No.: 1S1E24CC 00300, 1S1E24CC 00400, 1S1E24CC 1200
1S1E24CC 1300, 1S1E24CC 1400

Quarter Section: 3833

Neighborhood: Sellwood-Moreland, contact Ellen Burr at 503-234-2233.

Business District: Westmoreland, contact Tom Brown at 53-381-6543.

District Coalition: Southeast Uplift, contact Leah Hyman at 503-232-0010.

Zoning: CG- General Commercial

Plan District: Johnson Creek Basin- Flood Plain Subdistrict

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, historically created as:

1. 11-164724 LC: Lots 1-7, Block 8 of The Town of Willsburg subdivision and portions of a vacated street into one parcel.
2. 11-164739 LC: Lots 2 and 7 and Lots 3-6, Block 9 of The Town of Willsburg and portions of a vacated street into one parcel.

These lot consolidations are in preparation for a future property line adjustment between these two properties. Both of these lot consolidation applications will eliminate the underlying platted lot lines. The property line adjustment is not part of this review.

Also, the land use review case, LU 11-139104 AD, is a separate land use review and is not part of this application.

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 96,702 square foot site is located at the corner of SE Tacoma Street and SE McLoughlin Boulevard and is currently vacant. The site is surrounded by a tall chain link fence and the eastern half is paved. The southern edge of the site is defined by a very tall wall that supports the Tacoma Street overpass (which is identified on City maps as SE Tenino). The overpass is elevated above SE McLoughlin and a railroad corridor and provides the east-west link as well as ramp connection onto SE McLoughlin. A set of stairs connecting SE McLoughlin to the overpass are located adjacent to the subject site.

Directly across SE Tacoma, north of the site is a 21,050 square foot commercially-zoned site. North and west of this commercial site are single-dwelling residential lots, generally developed with one and 1.5 story homes. One block to the north is Eastmoreland Park a 41-acre city-owned park.

SE McLoughlin Boulevard is a 6-lane, State Highway (99E). The highway creates a significant physical barrier to properties to the east which include the Eastmoreland Golf Course and industrial sites. Adjacent to the site, SE Tacoma Street provides a one-lane westbound exit off SE McLoughlin.

Zoning: The site is zoned CG, General Commercial zone. This zone is intended to allow auto-accommodating commercial development in areas already predominantly built in this manner and in most newer commercial areas. The zone allows a full range of retail and service businesses with a local or regional market. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. Development is expected to be generally auto-accommodating, except where the site is adjacent to a transit street or in a Pedestrian District. The zone's development standards promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, and the businesses themselves.

Land Use History: City records indicate that prior land use reviews include the following:

LUR 91-00099 IR: The Hearings Officer denied an appeal and upheld an Interim Resource (Environmental) Review approval, with conditions, for work that was related to the Tacoma Street Overpass and McLoughlin Boulevard. intersection. The subject site was one of numerous properties that was included in the review.

LU 11-139104 AD: Approval of an Adjustment to the following development standards:

- Maximum Parking Spaces (33.266.115.B): To increase the maximum allowed number of parking spaces from 20 to 42 spaces;
- Maximum Building Setback for Transit Streets (33.130.215.C.2): To increase the maximum allowed building setback along the SE McLoughlin Blvd frontage from 10 feet up to 34 feet for the northeast corner of the building and to increase the maximum building setback from 10 to 75 for the south (SE Tenino) building wall;
- Ground Floor Windows (33.130.230.B): To reduce the amount of ground floor windows from the required 38.5 lineal feet to 16 feet and from 173 square feet (12.5 percent) to 139 square feet (10 percent) on the north facing (SE Tacoma) façade; and
- Heavy Truck Parking (33.130.255.B): To waive the heavy truck parking restriction in order to park a semi-truck trailer on site, to use for the storage of waste tires.

These adjustments are for the construction of a new 10,000 square foot building.

Neighborhood and Agency Review: A Notice of Proposal in your Neighborhood was mailed on September 6, 2011. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal. The following City of Portland Service Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Water Bureau
- Site Development Section of BDS
- Parks – Urban Forestry
- Life Safety Section of BDS
- Bureau of Transportation Engineering
- Bureau of Parks-Forestry Division

The Oregon Department of Transportation (ODOT) responded with the following comments: The State through the Outdoor Advertising Sign Program regulates all signs visible to state highways. Only official traffic signs are allowed to be on or overhang state right-of-way. All signs visible to a state highway must adhere to the basic safety and prohibited regulations (ORS 377.715 and ORS 377.700-377.840).

ODOT has a slope easement over a portion of this property and it is required to be retained.

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: Because the site was not subject to 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 CG-General Commercial zone. 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). The lot is of a sufficient size to accommodate a variety of commercial uses and development.

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 127.5 feet long.

As noted herein, the proposed consolidated lot meets the lot size standards for CG zone as required per Section 33.613 of Title 33- Portland Zoning Code. Therefore, this standard is met.

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 standard 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 existing lots within the lot consolidation site are through lots and proposed consolidated Lot 1 will still be a through lot. The front lot line is abutting an arterial street. This standard is met.

- 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: The conditions of approval of LU 11-139104 AD continue to apply and will be reviewed for compliance at the time of development. This development standard is met.

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 1-7, Block 8 and a portion of a vacated street into one parcel and consolidate historic Lots 2-7, Block 9 and portion of a vacated street into one parcel. No City Bureaus raised objection to the proposal.

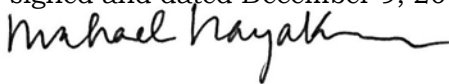
As discussed above, the requested lot consolidation has been reviewed and shown to be able to meet all the required standards for lot consolidations as laid out in Section 33.675.300.

ADMINISTRATIVE DECISION

Approval of a Lot Consolidation to create one parcel for the following:

- 11-164724 LC: consolidate historic Lots 1-7, Block 8 of The Town of Willsburg subdivision and portions of a vacated street into one parcel.
- 11-164739 LC: consolidate historic Lots 2 and 7 and Lots 3-6, Block 9 of The Town of Willsburg and portions of a vacated street into one parcel.

as illustrated by Exhibit C.1, signed and dated December 9, 2011



Decision rendered by: _____ **on December 12, 2011**

By authority of the Director of the Bureau of Development Services

Decision mailed December 16, 2011

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 March 12, 2012, 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 August 5, 2011 and was determined to be complete on **September 2, 2011.**

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 August 10, 2011.

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. Unless further extended by the applicant, **the 120 days will expire on: December 30, 2011**

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.

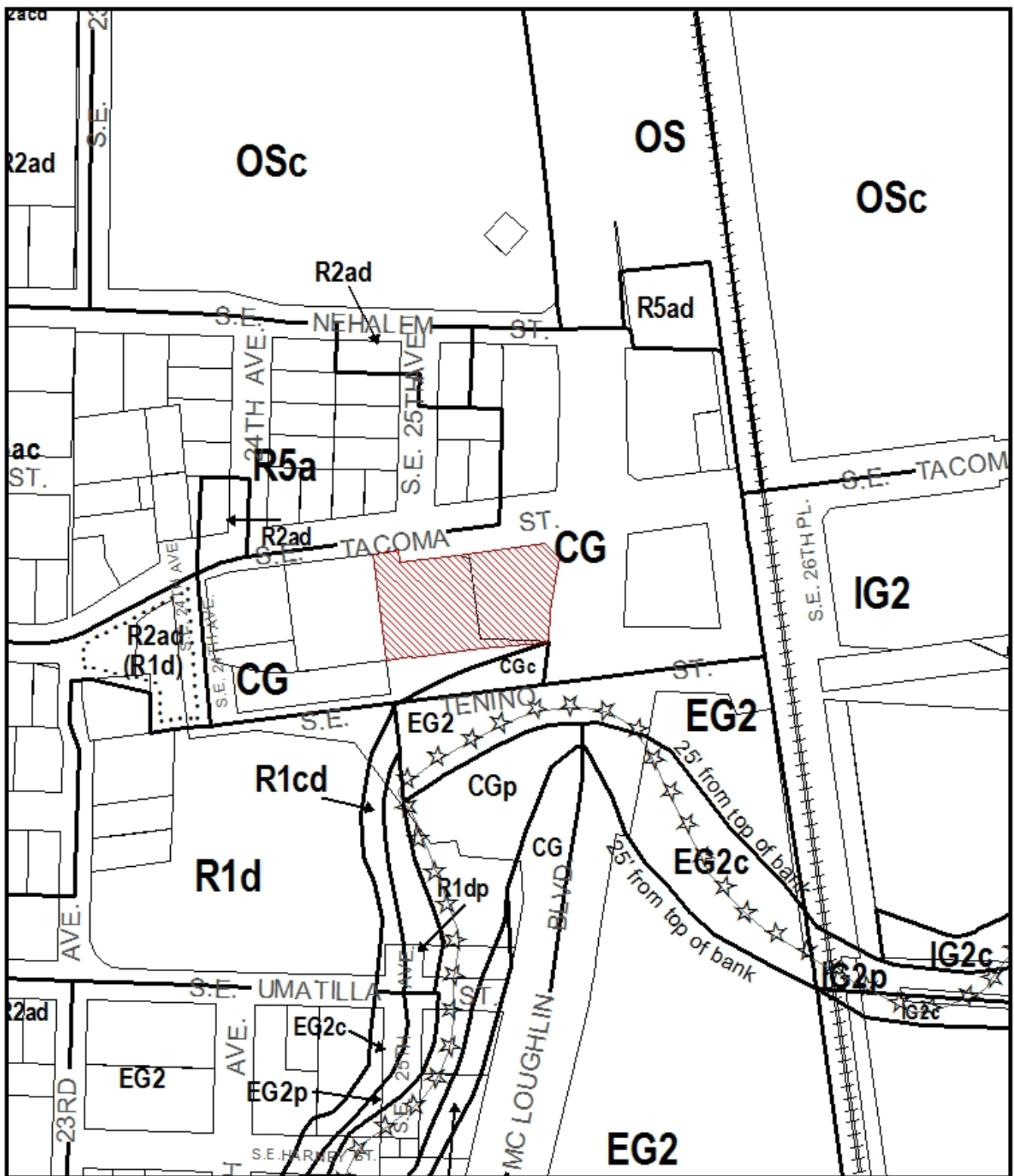
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Title Report
 - 3. Original Plat Map
 - 4. Existing Conditions Site Map
 - 5. 1st Lot Consolidation Survey plat
 - 6. Quit Claim Deed documents
 - 7. Last final plat survey submittal

- 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 the BDS
 - 8. ODOT
- F. Correspondence:
 - 1. Lot Consolidation Final Plat Status Letter
 - 2. 2nd Lot Consolidation Final Plat Status Letter
 - 3. 3rd Lot Consolidation Final Plat Status Letter
 - 4. 4th Lot consolidation Final Plat Status Letter
- 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. 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



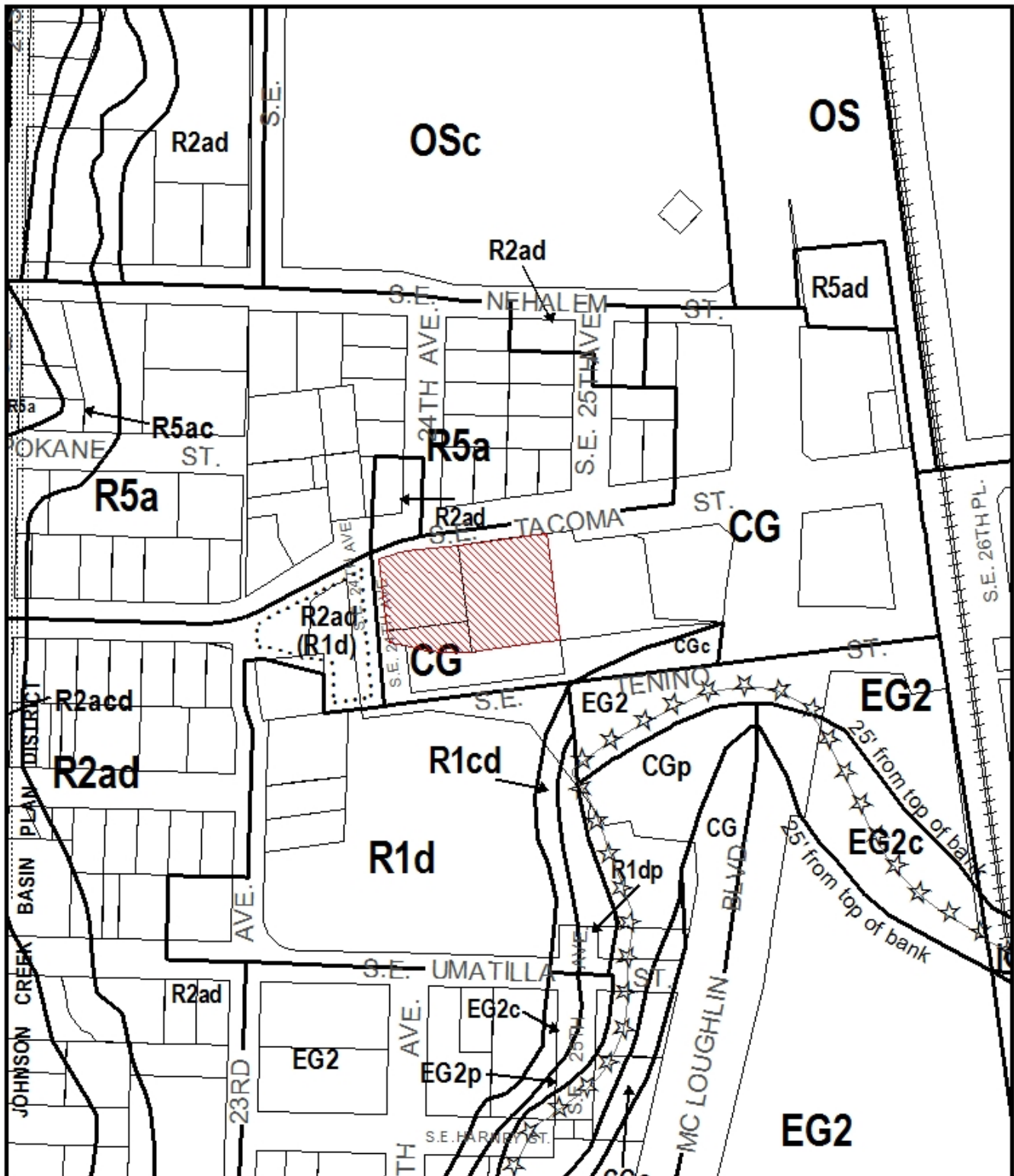
Site



NORTH

This site lies within the:
JOHNSON CREEK BASIN PLAN DISTRICT

File No.	LU 11-164724 LC
1/4 Section	3833
Scale	1 inch = 200 feet
State_Id	1S1E24CC 400
Exhibit	B (Aug 12, 2011)



ZONING



Site



NORTH

This site lies within the:
JOHNSON CREEK BASIN PLAN DISTRICT

File No.	LU 11-164739 LC
1/4 Section	3833
Scale	1 inch = 200 feet
State_Id	1S1E24CC 1300
Exhibit	B (Aug 12, 2011)

CURVE DATA

CURVE	DELTA	LENGTH	RADIUS	CHORD
C1	03°12'45"	108.32'	1849.86'	582°52'30"W, 100.31'
C2	07°17'58"	49.79'	4507.66'	50°30'45"W, 49.79'
C3	2°14'15"	205.67'	4583.66'	N27°29'11"E, 205.65'
C4	07°26'47"	15.19'	1949.86'	N84°12'29"E, 15.19'
C5	5°19'24"	177.44'	1909.86'	N83°55'50"E, 177.38'
C6	02°22'10"	12.57'	1949.86'	N84°17'48"E, 12.57'



SCALE: 1" = 40'
40' 0" 20' 0" 0' 0" 20' 0" 40' 0"

PARTITION PLAT NO.

A REPLAT OF LOTS 3 THRU 6 AND PORTIONS OF LOTS 2 AND 7, BLOCK 8,

"TOWN OF WILLSBURG", PLAT BOOK 2, PAGE 78

AND PORTIONS OF VACATED S.E. TACOMA STREET, S.E. 26th AND S.E. 25th AVENUE
LOCATED IN THE S.W. 1/4 SECTION 24, T.1S, R.1E, W.M.

CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

CITY OF PORTLAND CASE FILE NO. LU 2011-164724 LC

AUGUST 5, 2011

LEGEND

- 5/8" X 30" IRON ROD WITH 1 1/2" ALUMINUM CAP MARKED "WELKIN ENGINEERING, PC", SET ON NOVEMBER 7, 2011
- MONUMENT FOUND AS NOTED
- CALCULATED POINT
- C.O.P., CITY OF PORTLAND
- O.D.O.T., OREGON DEPARTMENT OF TRANSPORTATION
- IRON ROD
- W/PPC WITH YELLOW PLASTIC CAP MARKED AS NOTED
- () RECORD DATA
- SN SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
- (R1) "TOWN OF WILLSBURG" PLAT BOOK 2, PG 78
- (R2) SN 54894 (SALO 9-25-95)
- (R3) CITY ORDINANCE NO. 172866 (11-6-98)
- (R4) SN 55916 (O.D.O.T. 3-24-98)
- ESMT EASEMENT
- SQ. FT. SQUARE FEET
- ORD ORDINANCE

CORNER NOTES

- 5/8" IR BENT, STRAIGHTENED AND RESET FLUSH, SET IN SN 54894 FOR THE NORTHWEST CORNER OF LOT 5, BLOCK 8, "TOWN OF WILLSBURG"
- 5/8" IR FLUSH, SET IN SN 54894
- 5/8" IR BENT, ORIGIN UNKNOWN, BEARS S47°16'E 0.14(R2) FROM THE CALCULATED CORNER POSITION OF THE NORTHWEST CORNER OF BLOCK 8, "TOWN OF WILLSBURG"
- BRASS SCREW, SET IN SN 40024
- 5/8" IR W/PPC "PARIS & ASSOC. PLS 2264" SET IN SN 54894
- 5/8" IR W/PPC "0001 R-W", SET IN SN 55916
- PK NAIL WITH 1 1/2" DIAMETER SHINER, NOT MARKED, FOUND IN SN 35197, ORIGIN UNKNOWN
- PK NAIL WITH 1 1/2" DIAMETER SHINER, NOT MARKED, ORIGIN UNKNOWN
- 5/8" IR W/PPC "0001 R-W", SET IN SN 55916
- 5/8" IR W/PPC "0001 R-W", SET IN SN 55916
- 5/8" IR W/PPC "0001 R-W", SET IN SN 55916
- 5/8" IR W/PPC "0001 R-W", SET IN SN 55916
- FOUND 5/8" X 30" IR W/PPC "WELKIN ENGINEERING PC", SET IN PARTITION PLAT NO.
- 5/8" X 30" IR WITH 1 1/2" ALUMINUM CAP "WELKIN ENGINEERING PC"

THIS DRAWING WAS PRINTED USING AN HEWLETT
PACKARD DESIGN-JET 1025CM+ PLOTTER WITH
HP 51645A INK ON CONVERTING 4 MIL DM INK JET FILM



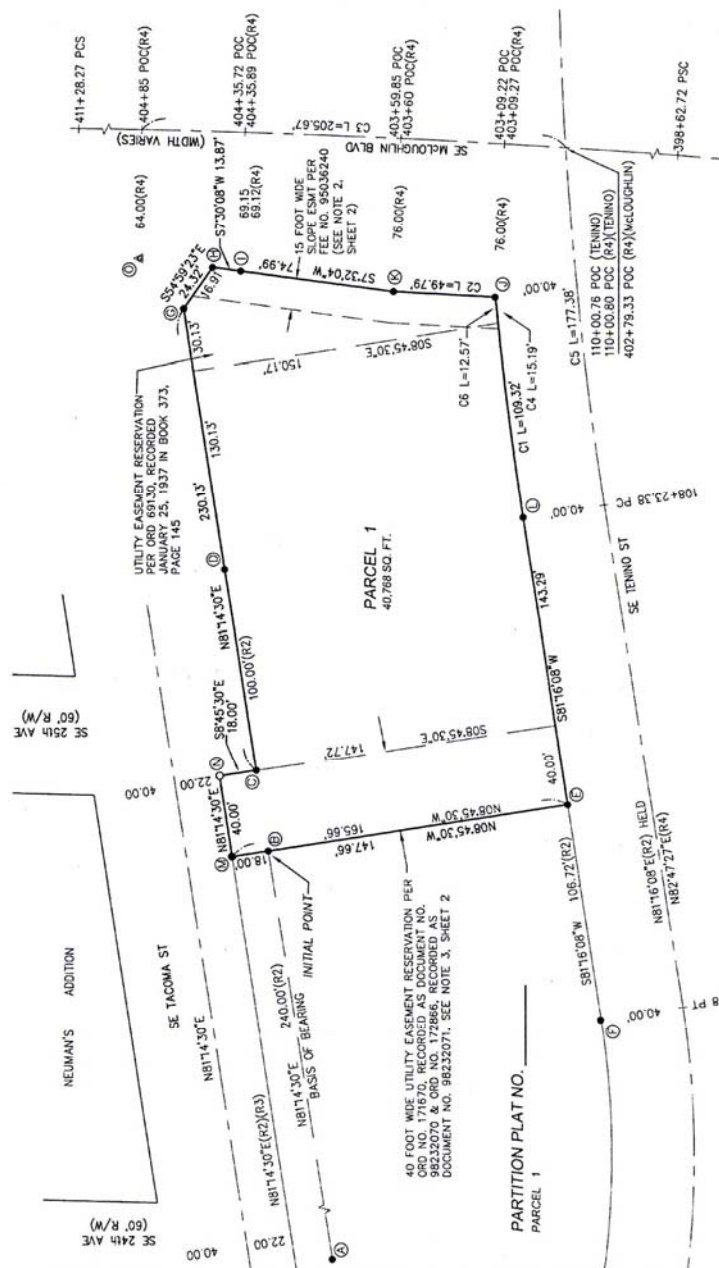
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info@WELKINENGINEERING.com
408-11-164724

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JANUARY 15, 1987
DAN SPORER
2268
RENEW: JUNE 30, 2012

I CERTIFY THIS DRAWING TO BE
AN EXACT COPY OF THE ORIGINAL

SHEET 1 OF 2

CASE NO. LU 2011-164724 LC
EXHIBIT C-1



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT A TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2011-122242, MULTNOMAH COUNTY DEED RECORDS. THE ABOVE TRACT IS DESCRIBED AS BLOCK 8, "TOWN OF WILLSBURG", TOGETHER WITH THAT PORTION OF VACATED S.E. 26th AVENUE, (ORDINANCE NO. 69130, RECORDED JANUARY 25, 1937 AS BOOK 373, PAGE 145) LYING BETWEEN THE EASTERLY BOUNDARY LINE OF SAID BLOCK 8 AND THE EASTERLY BOUNDARY LINE OF SAID BLOCK 7, (ORDINANCE NO. 69130, RECORDED JANUARY 25, 1937 AS BOOK 373, PAGE 145) TOGETHER WITH THE EASTERLY 40 FEET OF VACATED S.E. 25th AVENUE (ORDINANCE NO. 171670, RECORDED AS FEE NO. 98232071 AND ORDINANCE NO. 172866, RECORDED AS FEE NO. 98232071) WHICH HAS BEEN INCLUDED IN THE PLAT BOUNDARY AS SHOWN HEREON IN COMPLIANCE WITH ORS 271.140 (TITLE TO VACATED AREAS).

HELD MONUMENTS "A" AND "B" FROM SN 54894 FOR THE BASIS OF BEARINGS. HELD MONUMENT "C" AND "D" FROM SAID SURVEY FOR THE CENTERLINE OF S.E. 25th AVENUE. CALCULATED CORNER POSITIONS OF "M", "N", AND "O" HOLDING RECORD BEARING AND DISTANCES NOTED AND DESCRIBED IN ORDINANCE NO. 171670, SAID ORDINANCE DESCRIPTION EVIDENTLY HAVING THE SAME BEARING BASIS AS SAID SURVEY NO. 54894.

HELD "D" FOR THE NORTHEAST CORNER OF LOT 5 AND A POINT ON THE NORTH LINE OF SAID BLOCK 8. HELD "G" AND "H" AS ANGLE POINTS FOR S.E. TACOMA STREET RIGHT OF WAY LINE AS DESCRIBED IN ORDINANCE NO. 69130.

HELD MONUMENTS "T", "U", "V", AND "W" FROM SN 55916 AND RECORD RIGHT OF WAY WIDTH OF SAID BLOCK 8. HELD MONUMENTS "X", "Y", AND "Z" FROM SN 55916 AND RECORD RIGHT OF WAY WIDTH OF SAID BLOCK 8. HELD MONUMENTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", AND "Z" FOR THE NORTHERLY RIGHT OF WAY LINE OF S.E. TENNO ST.

CALCULATED THE RADIUS POINT OF CURVE 3 (CENTERLINE OF SE McLOUGHLIN BLVD) BY HOLDING "J" AND "K" AND RECORD DISTANCE PER SN 55916. HELD THE CALCULATED CENTERLINE INTERSECTION OF CURVE 3 AND 5. CALCULATED "O" AT RECORD STATION AND OFF SET PER SAID SN 55916. "H" FALLS 0.02 FEET WESTERLY OF LINE OF "K" AND WAS HELD. "T" FALLS 0.01 FEET WEST OF SAID LINE OF "K" AND WAS HELD.

ALL DIMENSIONS (BEARINGS AND DISTANCES) ARE HELD AS RECORD AND MEASURED UNLESS OTHERWISE NOTED.

SHEET 2 OF 2

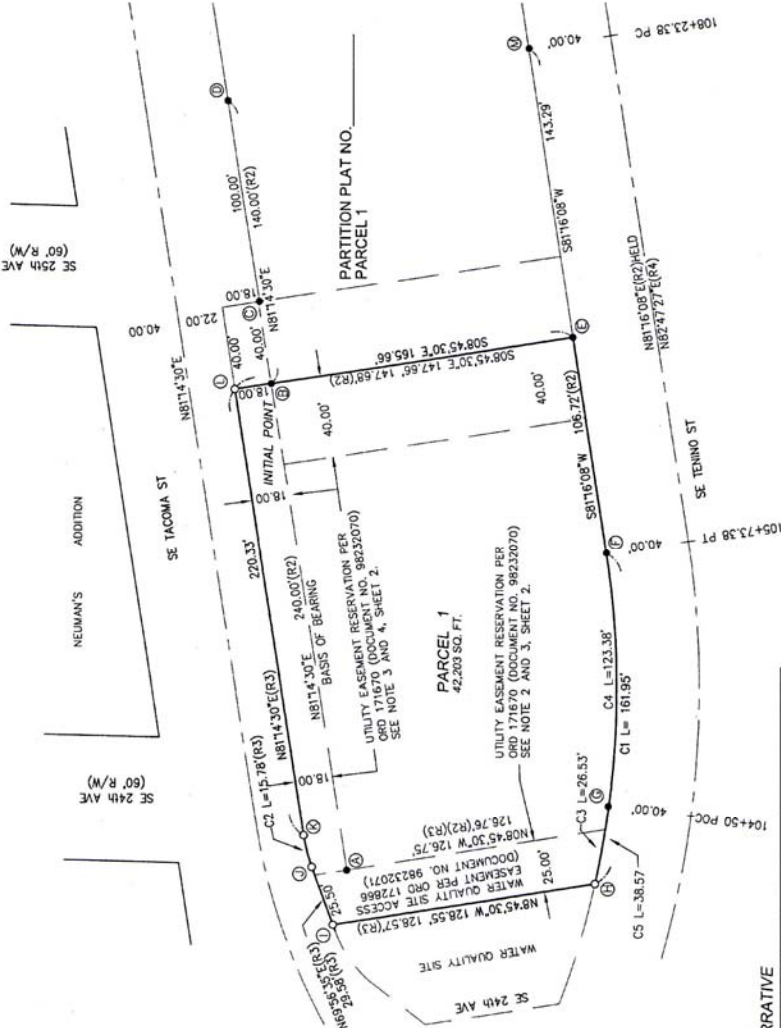
PARTITION PLAT NO

A REPLAT OF LOTS 3-6 AND PORTIONS OF LOTS 2 AND 7 BLOCK 9,
"TOWN OF WILLSBURG", PLAT BOOK 2, PAGE 78

AND PORTIONS OF VACATED S.E. TACOMA STREET, S.E. 25th AND S.E. 24th AVENUE
LOCATED IN THE S.W. 1/4 OF SECTION 24, T.1S., R.1E., W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

CITY OF PORTLAND CASE FILE NO. LU 2011-164739 LC

AUGUST 5, 2011



CURVE DATA

CURVE	DELTA	LENGTH	RADIUS	CHORD
C1	217.45°	161.95'	437.47'	N89°27'28"W, 161.04'
C2	117.74°	15.78'	80.00'	N75°33'32"E, 15.75'
C3	137.97°	28.53'	437.47'	N77°15'18"W, 28.52'
C4	163.93°	123.36'	437.47'	S89°20'34"W, 122.97'
C5	503.02°	38.57'	437.47'	N80°02'42"W, 38.57'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT A TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2009-137139, MULTNOMAH COUNTY DEED RECORDS. THE ABOVE DESCRIBED TRACT CONSISTS OF A PORTION OF BLOCK 9 "TOWN OF WILLSBURG", (PLAT BOOK 2, PAGE 78), TOGETHER WITH VACATED PORTIONS OF SE 24th AVENUE, SE 25th AVENUE AND SE TACOMA STREET AS DESCRIBED IN VACATION ORDINANCE NO. 171670, (FEE NO. 98232070) AND AS AMENDED BY ORDINANCE NO. 172866 (FEE NO. 98232071). EXCEPT THOSE PORTIONS FALLING INSIDE OF THE RELOCATED S.E. TACOMA STREET (S.E. TENNIS STREET) RIGHT OF WAY.

HELD MONUMENTS "A" AND "B" FROM SURVEY NO. 54894 FOR THE BASIS OF BEARINGS AND THE NORTHERLY LINE OF SAID BLOCK 9, HELD "E" FROM SAID SURVEY FOR THE INTERSECTION OF THE CENTERLINE OF VACATED S.E. 25th AVENUE WITH THE NORTHERLY RIGHT OF WAY LINE OF S.E. TENNIS STREET. FOR THE NORTHERLY RIGHT OF WAY DATA FROM SURVEY NO. 55916 BMSST LINE OF THE SUBJECT PROPERTY (LINE "T" - "H") PARALLEL WITH AND 25 FEET WESTERLY OF THE WESTERLY LINE OF SAID BLOCK 9 AS DESCRIBED IN ORDINANCE 172866 SAID DESCRIPTION HAVING THE SAME BEARING BASIS AS SAID SURVEY NO. 54894, HELD RECORD BEARINGS AND DISTANCES FROM SAID ORDINANCE 172866 TO CALCULATE MONUMENTS "H" THRU "L".

ALL DIMENSIONS (BEARINGS AND DISTANCES) ARE HELD AS RECORDED AND MEASURED UNLESS OTHERWISE NOTED.

LEGEND

- 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WELKIN ENGINEERING, P.C.", SET ON NOVEMBER 7, 2011
- MONUMENT FOUND AS NOTED
- W/IPC WITH YELLOW PLASTIC CAP MARKED AS NOTED
- C.O.P. CITY OF PORTLAND
- O.D.O.T. OREGON DEPARTMENT OF TRANSPORTATION
- R/W RIGHT OF WAY
- IR IRON ROD
- W/IPC WITH YELLOW PLASTIC CAP MARKED AS NOTED
- () RECORD DATA
- SN SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
- (RT) "TOWN OF WILLSBURG" PLAT BOOK 2, PG 78
- (R2) SN 54894 (SALO 9-25-95)
- (R3) CITY ORDINANCE NO. 172866 (11-6-98)
- (R4) SN 55916 (ODOT 3-24-98)
- SQ. FT. SQUARE FOOT
- ORD ORDINANCE
- ESMT EASEMENT
- "TOT" ODOT MAP NO. 89-30-2 CENTERLINE STATIONING

MONUMENT NOTES

- ① 5/8" IR BENT, STRAIGHTENED AND RESET FLUSH, SET IN SN 54894, FOR NORTHEAST CORNER LOT 5, BLOCK 9 "TOWN OF WILLSBURG"
- ② 5/8" IR FLUSH, SET IN SN 54894
- ③ 5/8" IR BENT, S34°16'E 0.14(R2), ORIGIN UNKNOWN
- ④ BRASS SCREW PER SN 40024
- ⑤ 5/8" IR W/IPC "PARIS & ASSOC. PLS 2264" SET IN SN 54894
- ⑥ 5/8" IR W/IPC "ODOT R-W", SET IN SN 55916
- ⑦ 5/8" IR W/IPC "ODOT R-W", SET IN SN 55916
- ⑧ 5/8" IR W/IPC "ODOT R-W", SET IN SN 55916

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dan Sporer
OREGON
JANUARY 15, 1987
DAN SPORER
2266

RENEWING: JUNE 30, 2012

THIS DRAWING WAS PRINTED USING AN HEWLETT
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SHEET 1 OF 2

CASE NO. LU 164739 LC

EXHIBIT C-1

