



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

Amanda Fritz, Commissioner  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** February 4, 2015  
**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 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 14-135583 LC**

#### **GENERAL INFORMATION**

**Applicant:** Jay Higgins / Trimet / 1800 SW 1st Ave, Suite 300 / Portland, OR 97201  
**Owner:** Tri-County Metropolitan / 710 NE Holladay St / Portland, OR 97232-2168  
**Site Address:** 1505 SE Gideon Street  
**Legal Description:** BLOCK 6 LOT 4 INC PT VAC ST LOT 5, TIBBETTS HMSTD; BLOCK 7 INC PT VAC ST LOT 1 LOT 2, TIBBETTS HMSTD; BLOCK 6 LOT 2 & 3, TIBBETTS HMST  
**Tax Account No.:** R834600490, R834600530, R834600450  
**State ID No.:** 1S1E11AB 17600, 1S1E11AB 17700, 1S1E11BA 08001  
**Quarter Section:** 3331  
**Neighborhood:** Hosford-Abernethy, contact Joanne Stainbrook at 503-231-9245.  
**Business District:** Greater Brooklyn, contact David Weislogel at 503-872-9320.  
**District Coalition:** Southeast Uplift, contact Bob Kellett at 503-232-0010.  
**Zoning:** IG1 (General Industrial 1)  
**Case Type:** LC (Lot Consolidation)  
**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

#### **Proposal:**

The applicant proposes to consolidate historic block 6 (lots 2-5 and a portion of vacated SE 15<sup>th</sup> Avenue) and block 7 (lots 1-2 and a portion of vacated SE 15<sup>th</sup> Ave) of Tibbett's Homestead into one parcel. The lot consolidation is in preparation for a future property line adjustment with the abutting lot 1 (block 6) of Tibbett's Homestead under the same ownership. The property line adjustment will result in an additional developable lot. 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.

**ANALYSIS**

**Site and Vicinity:** The site is vacant. The commercial building that had been on the site and built in 1959 was demolished in 2013 according to City records. The properties directly adjacent to the subject site are all industrial and employment based type uses.

**Zoning:** The IG1 zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zone provides areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. IG1 areas generally have smaller lots and a grid block pattern.

**Land Use History:** City records indicate that the applicant has applied for a property line adjustment under 14-167071 PR in association with Lot 1, Block 6 of Tibbett's Homestead. The property line adjustment proposed cannot be approved until the lot consolidation is recorded. In addition LU\_14-167065 AD was approved on September 25, 2014, this land use decision approved reduced lot size dimension standards in the IG1 zone associated with property line adjustment under review.

**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 **May 13, 2014**. No written response has been received from a 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. 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. IG1 zone.** All lots in the IG1 zone must meet Standard B stated in Table 615-1 (see below).

**Findings:** The proposed site is in the IG1 zone. Approval standard is 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 IG1 zone. The site meets the minimum lot area, lot width, minimum depth and front lot line requirements of the IG1 zone.

	<b>IG1 Zone (Table 615-1, standard B)</b>	<b>Parcel 1 (after consolidation)</b>
Minimum Lot Area	10,000 square feet	38,177 square feet
Minimum Lot Width*	75 feet	100 feet
Minimum Front Lot Line	35 feet	100 feet
Minimum Lot Depth*	75 feet	382 feet

\* Lot widths and depths are measured from the midpoints of opposite lot lines.

As noted herein, the proposed consolidated lot meets standard A

**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 IG1 zone does not have density standards; 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 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

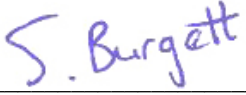
The applicant proposes to consolidate historic block 6 (lots 2-5 and a portion of vacated SE 15<sup>th</sup> Avenue) and block 7 (lots 1-2 and a portion of vacated SE 15<sup>th</sup> Ave) of Tibbett's Homestead into one parcel. No City Bureaus raised objection to the proposal.

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 out of historic block 6 (lots 2-5 and a portion of vacated SE 15<sup>th</sup> Avenue) and block 7 (lots 1-2 and a portion of vacated SE 15<sup>th</sup> Ave) of Tibbett's Homestead, as illustrated by Exhibit C.1, signed and dated January 30, 2015

**Staff Planner: Shawn Burgett**

**Decision rendered by:**  **on January 30, 2015**

By authority of the Director of the Bureau of Development Services

**Decision mailed February 4, 2015**

**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 (5/5/15) OR THIS DECISION WILL BECOME NULL AND VOID.**

**Procedural Information.** The application for this land use review was submitted on **April 4, 2014**, and was determined to be complete on **May 2, 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 April 4, 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 did not waive 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. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

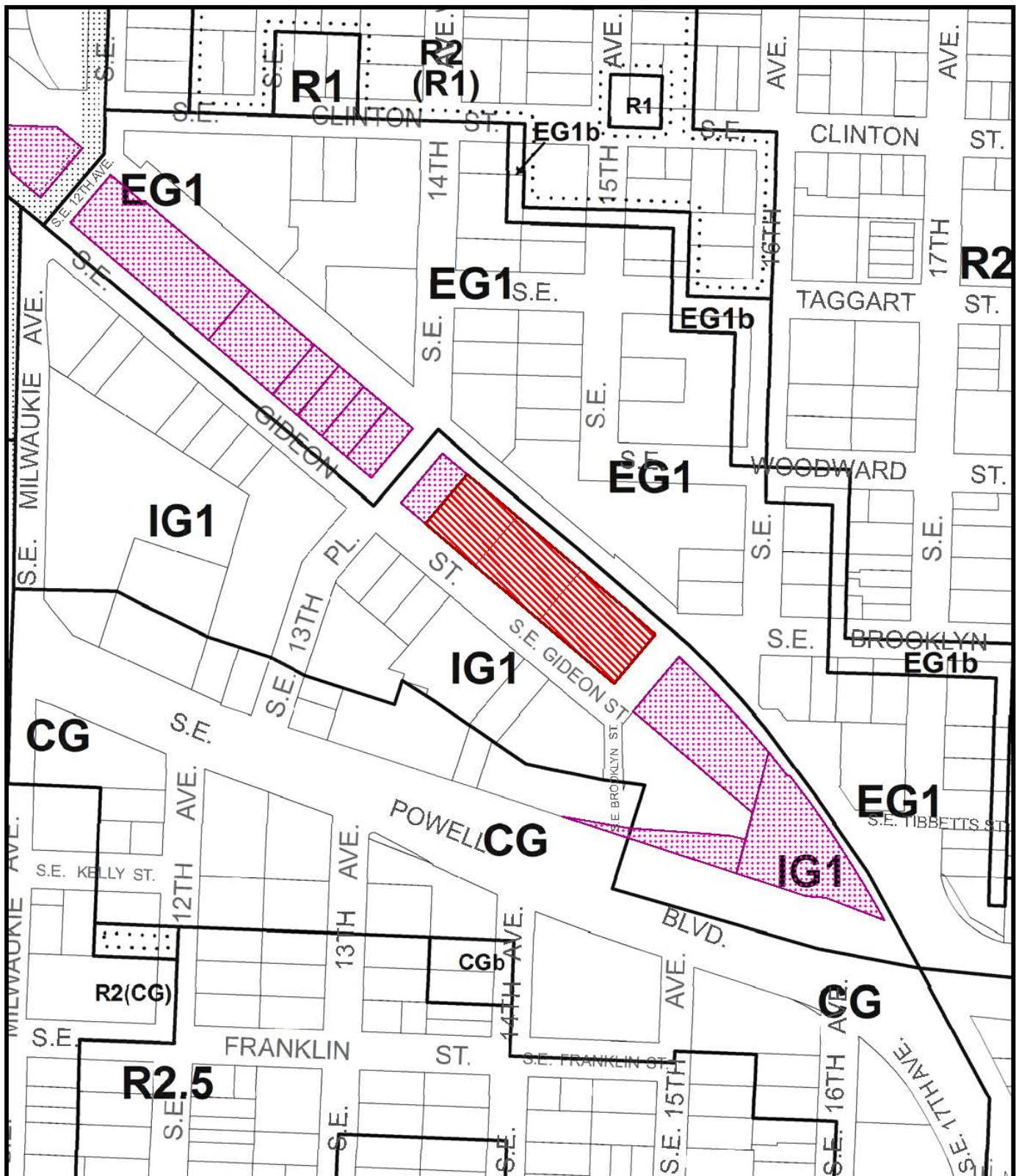
The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file 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. Legal Description
  - 3. Extension to 120 day clock
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Approved Plat (attached)
  - 2. 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. Auditor
- F. Correspondence:
- G. Other:
  - 1. Original LU application
  - 2. Land Use History





# ZONING

 Site  
 Also Owned



File No. LU 14-135583 LC  
 1/4 Section 3331,3332  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E11AB 17600  
 Exhibit B (Jan 29,2015)



## PARTITION PLAT NO.

A LOT CONSOLIDATION, BEING A REPLAT OF LOTS 2, 3, 4 & 5, BLOCK 6 AND LOTS 1 & 2, BLOCK 7, TIBBETTS' HOMESTEAD, AND VACATED SE 15TH AVENUE IN THE N.W. & N.E. 1/4 OF SECTION 11, T.1S., R.1E., W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
OCTOBER 28, 2014 SCALE 1" = 40'

**SURVEYOR'S CERTIFICATE:**

I, JOHN V. THATCHER, 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:

A TRACT OF LAND IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 11, T.1S., R.1E., WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, THE SAID TRACT BEING LOTS 2, 3, 4 AND 5, BLOCK 6 AND LOTS 1 AND 2, BLOCK 7, TIBBETTS' HOMESTEAD, TOGETHER WITH THOSE PORTIONS OF VACATED S.E. 15TH AVENUE THAT INURED TO SAID LOTS 1 AND 5 BY REASON OF VACATION ORDINANCE NO. 108004, DEED RECORDS, THE SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A SET 69-08 INCH BY 30-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CH2M HILL," MARKING THE MOST SOUTHERLY CORNER OF LOT 2, BLOCK 7, TIBBERTS' HOMEHEAD, SAID POINT BEARS \$47°53'S1 W' AT 30 FEET AND \$40°11'N05"W' 98.57 FEET FROM A 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "HALL & BARRETT," MARKING THE NORTHEASTERLY CORNER OF SAID LOT 2, BLOCK 7, TIBBERTS' ADDITION TO EAST PORTLAND, THENCE N69°46'S0 W' ALONG THE SOUTHWESTERLY LINE OF SAID BLOCKS 7 AND 6, 382.22 FEET TO A SET 5/8-INCH BY 30-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CH2M HILL," MARKING THE MOST WESTERLY CORNER OF SAID LOT 2, BLOCK 6; THENCE N40°11'N05"E ALONG THE NORTHWESTERLY LINE OF LOT 2, BLOCK 6, 568.10 FEET TO A 30-CR. CONCRETE PILE, HEREINAFTER REFERRED TO AS "THE RIGHT-ANGLE POINT," MARKING THE NORTHERLY CORNER THEREOF AND THE SOUTHWESTERLY RIGTH-ANGLE OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S49°49'43"E ALONG SAID SOUTHWESTERLY RIGHT-ANGLE OF WAY LINE 251.41 FEET TO A FOUND 1-7/8" X 8 FOOT HIGH STEEL FENCE POST MARKING THE POINT OF CURVATURE OF A 11,441.19 FOOT RADIIUS TANGENT TO SAID CURVE; THEN TO THE RIGHT, THENCE 29.95 FEET ALONG THE ARC OF SAID CURVE TO AN INTERSECTION OF TWO STRAIGHT LINES, ONE 5,711.65 FEET LONG (BEARING 29°29.95 FEET) TO A FOUND 1-7/8" X 8 FOOT HIGH STEEL FENCE POST MARKING THE POINT OF CURVATURE OF A 5,711.65 FOOT RADIIUS COMPOUND TRANSITION CURVE TO THE RIGHT; THENCE 29.91 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°18'00" (CORD BEARS S49°31'E BY 29.91 FEET)

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
NOTARY PUBLIC - OREGON

\_\_\_\_\_  
COMMISSION No. \_\_\_\_\_

\_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**PLAT NOTES:**

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED  
BY THE CITY OF PORTLAND IN CASE FILE NO. LU-14-135583 LC.

2. THIS PLAT IS SUBJECT TO RESERVATION OF UTILITIES IN VACATED STREET AREA AND THE RIGHT TO MAINTAIN THE SAME AS SET FORTH IN ORDINANCE NO. 108004, RECORDED JUNE 17, 1958 IN BOOK 1902, PAGE 555, DEED RECORDS OF MULTNOMAH COUNTY.

3. THIS PLAT IS SUBJECT TO SHORT FORM EASEMENT AND SUBORDINATION RECORDED JANUARY 7, 1987 IN BOOK 1971, PAGE 430, DEED RECORDS OF MULTNOMAH COUNTY.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE  
BLOCK 6, TIBBETTS' HOMESTEAD, TOGETHER WITH VACATED  
LOTS 2, 3, 4 AND 5,  
TO A ONE PARCEL PORTION PLAT: LOTS 2, 3, 4 AND 5,  
BLOCK 6, TIBBETTS' HOMESTEAD, TOGETHER WITH VACATED  
LOTS 2, 3, 4 AND 5, BLOCK 7, TIBBETTS'  
HOMESTEAD, AND LOTS 1 AND 2, BLOCK 7, TIBBETTS'  
HOMESTEAD. SUBJECT PROPERTY IS DESCRIBED IN DEED  
NO. 2012-115813, METROPOLITAN TRANSPORTATION  
DISTRICT OF OREGON (TRIMET) BY WARRANTY DEED  
RECORDED IN DOCUMENT NO. 2012-115813, DEED RECORDS  
OF MULTNOMAH COUNTY.

BASIS OF BEARINGS IS THE LINE BETWEEN TRIMET PRIMARY CONTROL, POINTS 1420 AND 1450, WHICH LINE BEARS S66°17'20" E AT 68 FEET BY INVERSE PER. SURVEY NO. 63486, S28°14'00" E AT 100 FEET BY INVERSE PER. SURVEY NO. 63486, IS NAD83 (CORS 96, EPOCH: 2002.0000). THIS DATUM IS BEING USED TO ESTABLISH THE TRIMET PRIMARY CONTROL WAS AN EXTENSION PROJECT. TRIMET PRIMARY CONTROL WAS ESTABLISHED IN 2009, AND THAT CONTROL IS USED FOR TRIMET-RELATED PROJECTS BETWEEN PORTLAND AND MILWAUKEE. TRIMET PRIMARY CONTROL STATE PLANE COORDINATES WERE REDUCED TO A LOCAL DATUM PLANE (LDP) SCALE FACTOR OF 0.9999665. BEARINGS ARE GRID, DISTANCES ARE GROUND, AND UNITS ARE INTERNATIONAL FEET.

BOUNDARY RESOLUTION:

SE GIDEON STREET; I HELD THE LINE BETWEEN FOUND POINTS 6008 AND 6018 AS A 5.00 FOOT OFFSET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE. I HELD PARALLEL AND 55.00 FEET NORTHEASTERLY FOR THE NORTHEASTERLY RIGHT-OF-WAY LINE.

SE BROOKLYN STREET, LIGHT RAIL CONSTRUCTION HAS DESTROYED MANY OF THE MONUMENTS NEAR THE RAILROAD. THE BEST RESOLUTION I FIND FOR SE BROOKLYN STREET IS THE SOUTHEASTERLY RIGHT-OF-WAY LINE, DEFINED BY THE LINE THROUGH FOUND POINT 6005 AND RUNNING PERPENDICULAR TO THE ESTABLISHED BEARING OF SE GIDEON STREET. I THEN WENT PARALLEL AND NORTHWESTERLY THE PLATTED WIDTH OF 50.00 FEET FOR THE SOUTHEASTERLY LINE OF BLOCK 7, TIBBETTS' HOMESTEAD.

SE 14TH AVENUE: THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SE 14TH AVENUE IS THE NORTHWESTERLY LINE OF BLOCK 6, TIBBETTS' HOMESTEAD. I HELD A LINE PERPENDICULAR TO SE GIDEON STREET PASSING THROUGH A POINT 360.00 FEET S49°49'55"E FROM FOUND POINT 6008. THIS RESOLUTION GIVES A GOOD FIT FOR FOUND POINT 6001 AND VERY GOOD PLAT DIMENSIONS FOR BLOCKS 6 AND 7, TIBBETTS' HOMESTEAD.

BLOCKS 6 AND 7, TIBBETTS' HOMESTEAD: I HELD THE PLATTED LOT AND STREET WIDTHS PROCEEDING SOUTHEASTERLY FROM SE 13TH PLACE. THE PLATTED WIDTH OF LOTS 1 AND 2, BLOCK 7 COMBINED IS 122.2 FEET. THE MEASURED WIDTH IS 122.22 FEET.

UNION PACIFIC RAIL ROAD: THE RAIL ROAD RIGHT-OF-WAY WAS CONVEYED TO THE OREGON CALIFORNIA RAIL ROAD COMPANY BY DEED RECORDED APRIL 31, 1872 IN DEED BOOK R, PAGE 429. THE STRIP CONVEYED IS DESCRIBED AS "...38 FEET IN WIDTH, BEING 18 FEET ON EACH SIDE OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK..." THE SAID RIGHT-OF-WAY WAS RESOLVED BY OTHERS AS PART OF TRIME'S PORTLAND TO MILWAUKEE LIGHT RAIL PROJECT. THE NAME'S EAST SIDE CENTER SURVEYOR AND CENTERLINE WAS DISCLOSED BY SURVEYING THE MAIN TRACKS AND CENTERLINE WAS RESOLVED BY SURVEYING THE MAIN TRACKS AND FITTING THE RECORD CURVE DATA BETWEEN THE TRACKS. SAID CURVE DATA WAS TAKEN FROM SOUTHERN PACIFIC'S VALUATION DEPARTMENT MAIN LINE RIGHT OF WAY AND TRACK MAP. DESIGNATED V17735. THE DATA MARKED AS "ORIG." WERE USED FOR COMPUTATIONS. I AM SATISFIED THAT THE RAIL ROAD WAS RESOLVED CORRECTLY, AND FOR CONSISTENCY AND EXPEDIENCY, AND BECAUSE OF THE FACT THAT THE RAILROAD WAS RESOLVED BY THE RAILROAD RESOLUTION BY OTAK FOR THIS PROJECT, ALSO, THE RAILROAD TRACKS FOR THE LIGHT RAIL PROJECT ARE DEPENDENT UPON THE RAILROAD RESOLUTION IN THIS AREA.

MY REFERENCE FOR TRANSITION CURVE FORMULAE IS "DESIGN (DATA BOOK FOR CIVIL ENGINEERS)", VOLUME 1, BY ELWYN E. SEELYE, PAGE 3-47. FOR RAILROADS OF THAT ERA, DEGREE OF CURVATURE D(C) IS BY CHORD DEFINITION, WHERE D(C) IS THE ANGLE THAT SUBTENDS A 100 FOOT CHORD.

CITY OF PORTLAND APPROVALS:

DIRECTOR, CITY OF PORTLAND BUREAU OF DEVELOPMENT  
SERVICES, CASE FILE NO. LU 14-135583 LC

APPROVED THIS 30<sup>th</sup> DAY OF January, 2015

BY Sam Bugh (IG1)  
DELEGATE

APPROVED THIS 27<sup>th</sup> DAY OF JANUARY, 2015

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_  
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 \_\_\_\_\_, 201\_\_\_\_,  
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  
\_\_\_\_\_, 201\_\_ AT \_\_\_\_ M.  
AS PARTITION PLAT NO. \_\_\_\_\_

COUNTY RECORDING OFFICE

COUNTY RECORDING OFFICE

BY \_\_\_\_\_

DEPUTY

DEPUTY

DOCUMENT NO.

CAD FILE: TM Gideon Plat 1.dgn

PARTITION PLAT FOR LOT CONSOLIDATION  
FOR TRI-COUNTY METROPOLITAN  
TRANSPORTATION DISTRICT OF OREGON

# CH2MHILL

2020 SW FOURTH AVE, STE. 300, PORTLAND, OR 97201  
503-235-5000

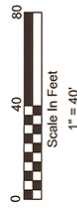
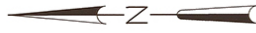
OCTOBER 28, 2014

SHEET 1 OF 2



# PARTITION PLAT NO.

A LOT CONSOLIDATION, BEING A REPLAT OF LOTS 2, 3, 4 & 5, BLOCK 6 AND LOTS 1 & 2, BLOCK 7, TIBBETTS' HOMESTEAD, AND VACATED SE 15TH AVENUE IN THE N.W. & N.E. 1/4 OF SECTION 11, T.1S., R.1E., W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
OCTOBER 28, 2014 SCALE 1" = 40'



I HEREBY CERTIFY THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT

REGISTERED PROFESSIONAL LAND SURVEYOR

John V. Thatcher

OREGON  
JULY 19, 1984  
JOHN V. THATCHER  
#02881

RENEWAL 7/01/2016  
SIGNED 1/7/2015

CAD FILE: TM Gideon Plat 1.dgn

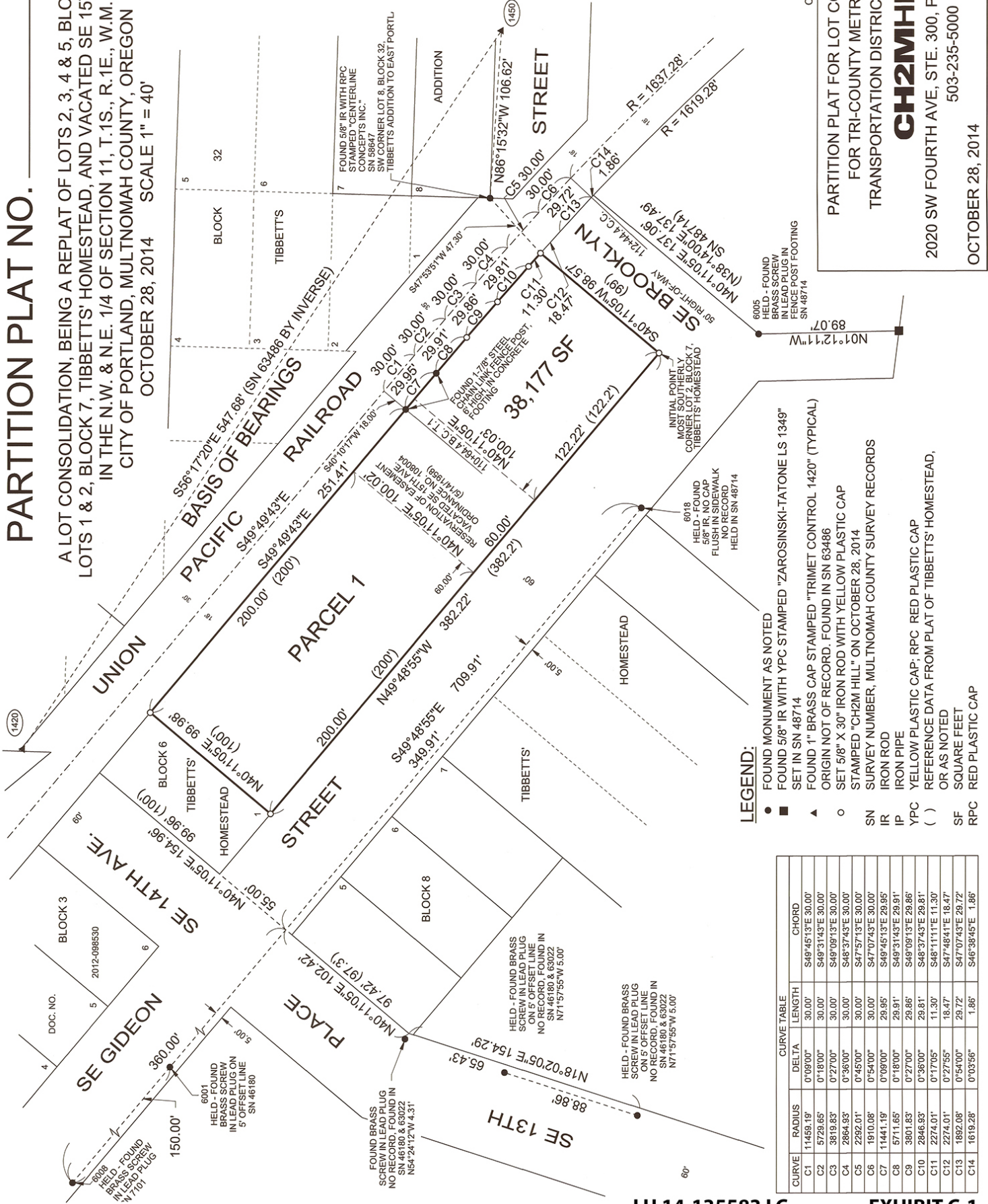
PARTITION PLAT FOR LOT CONSOLIDATION  
FOR TRI-COUNTY METROPOLITAN  
TRANSPORTATION DISTRICT OF OREGON

**CH2MHILL**

2020 SW FOURTH AVE, STE. 300, PORTLAND, OR 97201  
503-235-5000

OCTOBER 28, 2014

SHEET 2 OF 2



## LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 5/8" IR WITH YPC STAMPED "ZAROSINSKI-TATONE LS 1349" SET IN SN 48714
- FOUND 1" BRASS CAP STAMPED "TRIMET CONTROL 1420" (TYPICAL) ORIGIN NOT OF RECORD. FOUND IN SN 63486
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CH2M HILL" ON OCTOBER 28, 2014
- SN SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
- IR IRON ROD
- IP IRON PIPE
- YPC YELLOW PLASTIC CAP; RPC RED PLASTIC CAP
- ( ) REFERENCE DATA FROM PLAT OF TIBBETTS' HOMESTEAD, OR AS NOTED
- SF SQUARE FEET
- RPC RED PLASTIC CAP

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	11458.19'	0°09'00"	30.00'
C2	5729.65'	0°18'00"	30.00'
C3	3819.83'	0°27'00"	30.00'
C4	2864.93'	0°36'00"	30.00'
C5	2292.01'	0°45'00"	30.00'
C6	1910.08'	0°54'00"	30.00'
C7	11441.19'	0°09'00"	29.95'
C8	5711.65'	0°18'00"	29.91'
C9	3801.83'	0°27'00"	29.86'
C10	2846.93'	0°36'00"	29.81'
C11	2274.01'	0°45'00"	29.75'
C12	1892.08'	0°54'00"	29.72'
C13	1892.08'	0°54'00"	29.72'
C14	1819.28'	0°03'56"	1.86'

LU 14-135583 LC

EXHIBIT C-1