



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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Date: September 16, 2019
To: Interested Person
From: Shawn Burgett, Land Use Services
503-823-7618 / 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 mailed copy of this document is only a summary of the decision. 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 19-119474 LC

GENERAL INFORMATION

Applicant: Zac Horton | Faster Permits
2000 SW 1st Ave Suite 420 | Portland, OR 97201
503-438-9654 | zac@fasterpermits.com

**Owner/
Representative:** Chris Baird | Equity First Company Inc
PO Box 2181 | Vancouver, WA 98668

Site Address: 804 SE 117TH AVE

Legal Description: BLOCK 19 LOT 1&2 LOT 3 EXC E 15', VENTURA PK
Tax Account No.: R858704550
State ID No.: 1S2E03AA 08500
Quarter Section: 3142
Neighborhood: Mill Park, contact Trevor Hopper at mill.park.pdx.chair@gmail.com
Business District: Gateway Area Business Association, contact at info@gabanet.com
District Coalition: East Portland Community Office, contact Victor Salinas at 503-823-6694.

Zoning: R5a (Single Family Residential 5,000 sq. ft. with "a" alternative design density overlay)
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 Lots 2 and 3(except east 15') of Ventura PK, Block 19 into one parcel. The lot consolidation is in preparation for a future Property Line Adjustment/Lot Confirmation (reviewed under PR 19-131419 PLA LC) with the abutting Lot 1 under the same ownership. The property line adjustment/lot confirmation will result in an additional developable lot that will have street frontage on SE 117th Ave directly south of the existing house. 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 existing single-family home located on the site which was built in 1945 is proposed to remain. The properties directly adjacent to the subject are all single-family residential homes.

Zoning: The R5 designation is one of the City's single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

The "a" overlay is intended to allow increased density that meets design compatibility requirements. It focuses development on vacant sites, preserves existing housing stock, and encourages new development that is compatible with the surrounding residential neighborhood. This proposal is not using any of the provisions of the "a" overlay.

Land Use History: City records indicate that the applicant has applied for a property line adjustment under 19-131419 PR in association with Lot 1, Block 19 of Ventura PK. The property line adjustment proposed cannot be approved until the lot consolidation is recorded.

Agency Review: The Service Bureaus have responded with mostly no issues or concerns about the proposal (exhibits E). The lot consolidation is in preparation for a future Property Line Adjustment/Lot Confirmation (reviewed under PR 19-131419 PLA LC) with the abutting Lot 1 under the same ownership. The property line adjustment/lot confirmation will result in an additional developable lot that will have street frontage on SE 117th Ave directly south of the existing house and will result in the lot line currently going through the existing detached house to be re-oriented, so it no longer crosses through this structure.

In addition, the Bureau of Environmental Services (Exhibit E.1) has indicated that prior to new development on the site, the applicant will be required to obtain approval of the Property Line Adjustment which will ensure that the property is in conformance with BES sanitary sewer and stormwater management standards.

A condition of approval has been added to ensure the Property Line Adjustment/Lot Confirmation is completed prior to new development on this lot which will ensure no future Building code, Zoning Code or BES conflicts.

In addition, prior to approval of the Property Line Adjustment which will allow new development on the site, the applicant will be required to meet the Water Bureau requirements and remove the second service branch installed in SE Morrison St. A condition of approval has been added to ensure the Property Line Adjustment/Lot Confirmation is completed prior to new development on this lot which will also ensure no future Water Bureau conflicts.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **March 22, 2019**. 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 combine into one to three lots. The regulations ensure that the 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 counties to consolidate lots under one tax account. A tax account 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 perimeter of consolidated lots must follow existing lot lines. Lot lines cannot be created or moved through this process. 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. 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 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 listed exceptions under Zoning Code section 33.615.300.A.1.a and c. The historic lot (Lot 2) and portion of historic lot (Lot 3) being consolidated into Parcel 1 both are currently below the minimum lot area and minimum lot width standards in the R5 zone.

The site meets the minimum depth and front lot line requirements of the R5 zone.

	R5 Zone Requirement	Parcel 1 (after consolidation)
Minimum Lot Area	3,000 square feet	3,497 square feet**
Maximum Lot Area	8,500 square feet	
Minimum Lot Width*	36 ft.	34.98 feet**
Minimum Front Lot Line	30 ft.	34.98 feet
Minimum Lot Depth	None	99.98 feet

* Width is measured by placing a rectangle along the minimum front building setback line specified for the zone. The rectangle must have a minimum depth of 40 feet, or extend to the rear of the property line, whichever is less.

**Parcel 1 meets exceptions noted under 33.615.300.A.1.a and c and is allowed to be less than the minimum lot area and lot width in the R5 zone.

As noted above, this criterion 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: The maximum density of the consolidated lot is 1 unit. Therefore, the maximum density will not be exceeded by consolidating the historic lots that currently make up this site. This standard is met.

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 division approvals. The lot consolidation must meet one of the following:

- 1. All conditions of previous land division approvals continue to be met or remain in effect; or**
- 2. The conditions of approval no longer apply to the site, or to development on the site, if the lots are consolidated.**

Findings: There are no previous land use case conditions for this site, therefore this standard does not apply.

C. Conditions of other land use approvals. Conditions of other 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.

D. Services. The lot consolidation does not eliminate the availability of services to the lots, and the consolidated lots are not out of conformance with service bureau requirements for water, sanitary sewage disposal, and stormwater management.

Findings: The service bureaus (see Exhibits E) have mostly all indicated that they have no concerns with the proposal. However, the Water Bureau (exhibit E.4) has indicated that prior to approval of the Property Line Adjustment (which will allow new development on the site), the applicant will be required to meet the Water Bureau requirements and remove the second service branch installed in SE Morrison St.

In addition, the Bureau of Environmental Services (Exhibit E.1) has indicated that prior to new development on the site, the applicant will be required to obtain approval of the Property Line Adjustment which will ensure that the property is in conformance with BES sanitary sewer and stormwater management standards.

A condition of approval has been added to ensure these requirements are met prior to new development on this site which will also ensure no future service conflicts. Based on this requirement, this criterion 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 Lot 2 and portion of Lot 3; Block 19 of Ventura PK into one parcel. No City Bureaus raised objection to the proposal with the noted conditions of approval.

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 Lot 2 and portion of Lot 3; Block 12 of Ventura PK, as illustrated by Exhibit C.1, signed and dated September 11, 2019 with the following condition of approval:

1. A Property Line Adjustment and Lot Confirmation of Historic Lot 1, Block 12, Venura PK and re-orientation of this lot to provide lot frontage along SE 117th Ave as proposed under 19-131419 PR must be City approved and recorded with Multnomah County prior to any new development on this site.
2. Prior to approval of 19-131419 PR the applicant must meet the requirements of the Water Bureau and remove the second service branch installed in SE Morrison St. as indicated in Exhibit E.4

Staff Planner: Shawn Burgett

Decision rendered by: _____ *S. Burgett* _____ **on September 11, 2019**

By authority of the Director of the Bureau of Development Services

Decision September 16, 2019.

About this Decision. This land use decision is **not a permit** for development. 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 February 12, 2019, and was determined to be complete on March 19, 2019.

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 12, 2019.

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 waived the 120-day review period, as stated with Exhibit A.7. Unless further extended by the applicant, **the 365 days will expire on: 3/19/20.**

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.

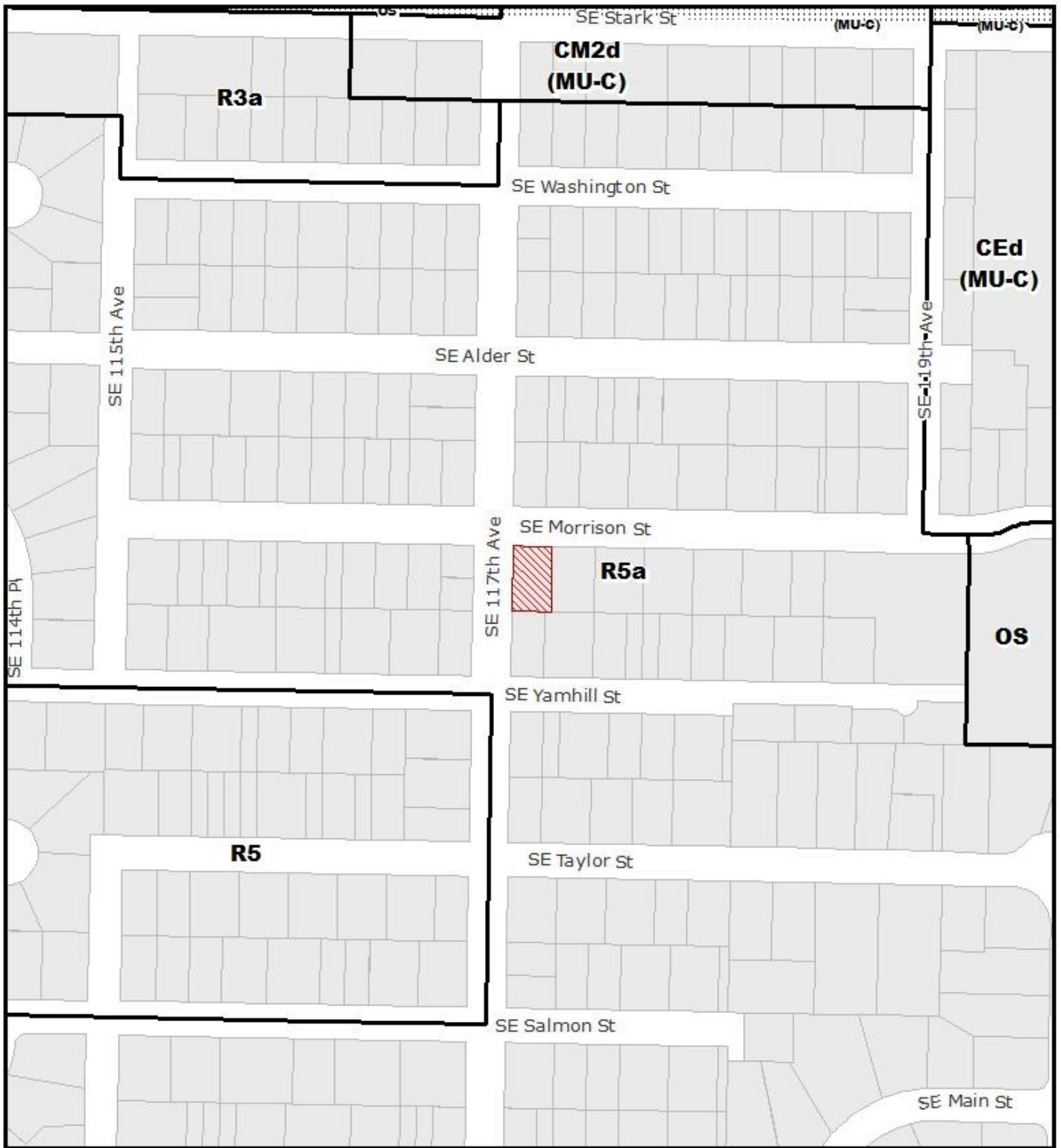
Recording the Final Plat. The signed plat must be recorded by the applicant with the County Deed Records within 90 days following approval by the Bureau of Development Services or the approval will be null and void.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Deed History/Title Report
 - 3. Legal description
 - 4. Historic Plat
 - 5. LLC info
 - 6. Title info
 - 7. 245-day extension to 120-day clock
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Approved Plat (attached)
 - 2. Existing conditions survey
- 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
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. Site Plan from 19-131419 PR
 - 4. Auditors office

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).



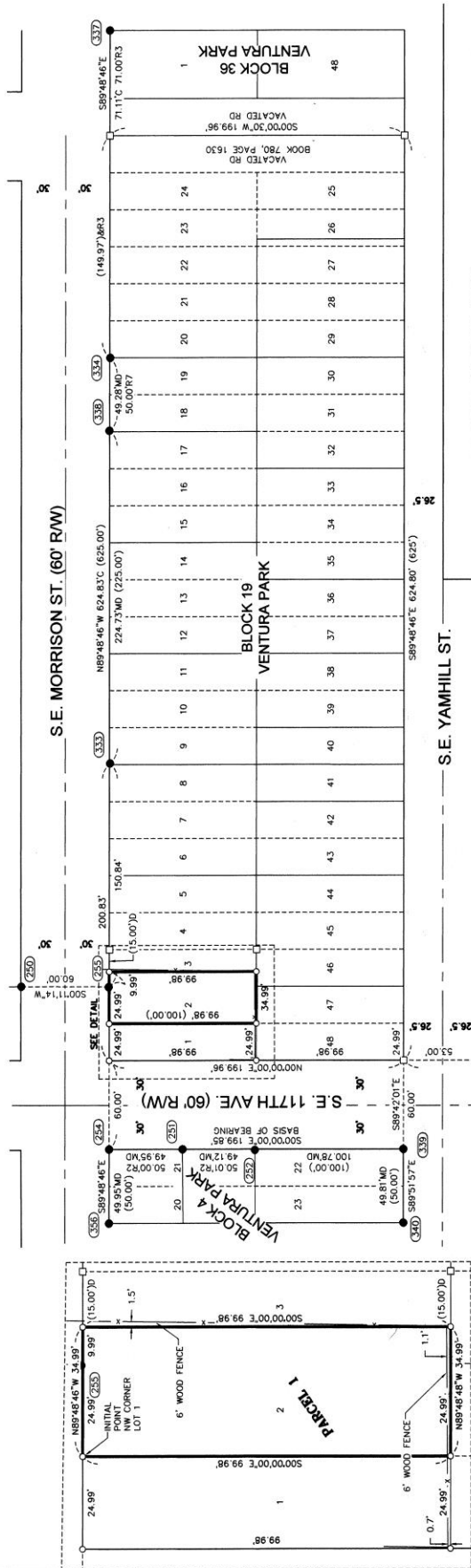
ZONING  NORTH

 Site

File No.	LU 19-119474 LC
1/4 Section	3142
Scale	1 inch = 200 feet
State ID	1S2E03AA 8500
Exhibit	B Feb 14, 2019

PARTITION PLAT NO.

RE-PLAT OF LOT 2 & A PORTION OF LOT 3, BLOCK 19
VENTURA PARK, LOCATED IN THE NE 1/4
SECTION 3, T.1S, R.2E., W.M., CITY OF PORTLAND,
MULTNOMAH COUNTY, STATE OF OREGON
CITY OF PORTLAND CASE FILE NO.: LU 19-119474 LC

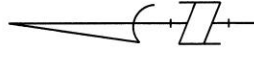


DETAIL
1" = 20'

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1	2,498 SQFT	2,498 SQFT
LOT 2	2,498 SQFT	2,498 SQFT
PORTION OF LOT 3	999 SQFT	999 SQFT
PARCEL 1		3,497 SQFT

FOUND MONUMENT INFORMATION

- (250) FOUND 1/2" IRON ROD; PER SN 25433; HELD
- (251) FOUND 5/8" IRON ROD STAMPED "LATHROP LS 2671" PER SN 58785; HELD
- (252) FOUND 1/2" IRON ROD; PER SN 20892; N007000°E 0.61' FROM CALCULATED POSITION; NOT HELD
- (254) FOUND 5/8" IRON ROD STAMPED "LATHROP LS 2671" PER SN 58785; HELD
- (255) FOUND IRON PIPE; PER SN 6478; N42°18'43"W 0.47' FOR COMPUTED NE CORNER LOT 3; NOT HELD
- (333) FOUND 1/2" IRON PIPE; S66°25'03"E, 0.97' FROM COMPUTED NE CORNER LOT 8; NOT HELD
- (334) FOUND 1/2" IRON PIPE; PER SN 11426; S05°27'51"W, 0.29' FROM NE CORNER LOT 19; NOT HELD
- (337) 1-1/2" IRON; PER SN 43213; HELD FOR NE CORNER LOT 1 FROM NW CORNER LOT 18; NOT HELD
- (338) FOUND 1/2" IRON PIPE; PER SN 11426; N66°58'37"E, 0.74' FROM NW CORNER LOT 18; NOT HELD
- (339) FOUND 1/2" IRON ROD; PER SN 20892; HELD FOR SE CORNER OF LOT 22, BLOCK 4, VENTURA PARK
- (340) FOUND 1/2" IRON ROD; PER SN 20892; HELD FOR SW CORNER OF LOT 23, BLOCK 4, VENTURA PARK
- (342) FOUND 1/2" IRON ROD; PER SN 11756; HELD FOR SW CORNER LOT 25, BLOCK 18, VENTURA PARK
- (356) FOUND 5/8" IRON ROD STAMPED "LATHROP LS 2671" PER SN 58785; HELD



LEGEND

- SET 5/8" X 18" REBAR WITH 1/4" RED PLASTIC CAP, MARKED "KA 0858608 W444349"
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- SN SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
- R/W RIGHT OF WAY
- (XXX) DISTANCE PER ORIGINAL PLAT OF ARLETA PARK NO. 3
- (XXXX) RECORD DISTANCE PER STATUTORY WARRANTY DEED, INSTRUMENT NO. 2016-11652524
- MD MEASURED DATA
- Y.P.C. YELLOW PLASTIC CAP
- SQ. FT. SQUARE FEET
- C CALCULATED DATA

REFERENCED DEEDS

FIDELITY NATIONAL TITLE PRELIMINARY REPORT, ORDER NO. 45141805782, DATED AUGUST 17, 2018
DEED DOCUMENT NO. 2018-076035

REFERENCED SURVEYS

- R1. VENTURA PARK BY L.R. LEWIS C.E.; PLAT NO. PL0561-085-086, FILED 7/17/27/67
- R2. PROPERTY LINE ADJUSTMENT PERFORMED BY BOUNDARY LOCATORS; SURVEY NO. 58785, FILED 8/19/2003
- R3. SURVEY PERFORMED BY BURTON ENGINEERING; SURVEY NO. 43213, FILED 3/30/1979
- R4. SURVEY PERFORMED BY ALLAN & LEUTHOLD, INC SURVEYING; SURVEY NO. 25433, FILED 8/6/1987
- R5. SURVEY PERFORMED BY PETITLOUGH ENGINEERING CO.; SURVEY NO. 20892, FILED 9/11/1964
- R6. SURVEY PERFORMED BY GORDON C. DOUDLEY; SURVEY NO. 11756, FILED JUNE, 1957
- R7. SURVEY PERFORMED BY GEORGE C. MCDONAMS; SURVEY NO. 11426, FILED 3/4/1957
- R8. SURVEY PERFORMED BY G. VERNON NELSON; SURVEY NO. 6478, FILED 12/31/1935

OWNER

EQUITY FIRST COMPANY, INC.

SURVEY PERFORMED FOR:
DATE OF MONUMENT'S SET: TBD
PROJECT: 180903 DRAFT, CEM GO
FILE: 180903.DWG, LAYOUT TAB OR SURVEY
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Leonides J. Sandoval
OREGON
LEONIDES J. SANDOVAL
58608
Expires 6-30-2020

K&A
Klein & Associates, Inc.
ENGINEERING-SURVEYING-PLANNING
1111 SW 38th Street, Suite 100, Portland, OR 97201
TEL: 503-288-3822 FAX: 503-288-2519

SHEET 1 OF 2

WILLAMETTE MERIDIAN	1/4	SEC	T.
MULTNOMAH COUNTY, OREGON	8	17	15. 2E.

PARTITION PLAT NO.

RE-PLAT OF LOT 2 & A PORTION OF LOT 3, BLOCK 19
VENTURA PARK, LOCATED IN THE NE 1/4 OF
SECTION 3, T.1S, R.2E., W.M., CITY OF PORTLAND,
MULTNOMAH COUNTY, STATE OF OREGON
CITY OF PORTLAND CASE FILE NO.: LU 19-119474 LC

CITY AND COUNTY APPROVALS
LAND DIVISION CASE NUMBER LU 19-119474 LC
APPROVED THIS 11 DAY OF September, 2019

BY S. J. SANDOVAL
CITY OF PORTLAND - PLANNING DIRECTOR'S DELEGATE

APPROVED THIS 29 DAY OF August, 2019
BY [Signature]
CITY OF PORTLAND - CITY ENGINEER'S DELEGATE

APPROVED THIS _____ DAY OF _____, 20____
COUNTY SURVEYOR, MULTNOMAH COUNTY, OREGON

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES
AS PROVIDED BY O.R.S. 92.095 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

ON _____, 20____, AT _____ M
AS PARTITION PLAT NO. _____
COUNTY RECORDING OFFICE

BY _____
DEPUTY

DOCUMENT NO. _____

CONSENT AFFIDAVIT
A PARTITION PLAT CONSENT AFFIDAVIT FROM EQUITY FIRST COMPANY, INC., A
TRUST DEED BENEFICIARY, HAS BEEN EXECUTED AND RECORDED

IN DOCUMENT NO. _____ MULTNOMAH COUNTY DEED RECORDS.

DECLARATION

KNOW ALL PEOPLE BE THESE PRESENTS THAT EQUITY FIRST COMPANY, INC., A FOREIGN BUSINESS CORPORATION, IS THE COMPANY, INC. AND THE MEMBER OF EQUITY FIRST COMPANY, INC. WHOSE INTERESTS ARE DESCRIBED IN THE ACCOMPANYING PLAT, AND HAS CAUSED THIS PARTITION PLAT TO BE PREPARED, AND THE PROPERTY TO BE PARTITIONED, IN ACCORDANCE WITH THE PROVISIONS OF OREGON CHAPTER 92.

[Signature]
MEMBER, EQUITY FIRST COMPANY, INC.



ACKNOWLEDGMENTS

STATE OF OREGON }
COUNTY OF MULTNOMAH } SS
KNOW ALL MEN BY THESE PRESENTS THAT ON THIS 23 DAY
OF August, 2019 BEFORE ME A NOTARY PUBLIC
IN AND FOR COUNTY AND STATE PERSONALLY APPEARED

Chris Baird, WHOM BEING FIRST DULY
SWORN DID SAY THAT HE IS THE MEMBER OF EQUITY FIRST
COMPANY, INC., AND THAT THE DECLARATION WAS EXECUTED
FREELY AND VOLUNTARILY ON BEHALF OF SAID COMPANY.

[Signature]
NOTARY SIGNATURE

Krista L. Harrington
NOTARY PUBLIC-OREGON (PRINT NAME)

COMMISSION NO. 958845

MY COMMISSION EXPIRES 2-28-21

NARRATIVE

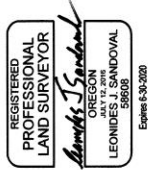
THE PURPOSE OF THIS SURVEY IS TO ELIMINATE THE LOT LINE BETWEEN LOT 2 AND LOT 3 OF VENTURA PARK AS SHOWN ON PLAT NO. 2018-076035 MULTNOMAH COUNTY DEED RECORDS AND TO MONUMENT THE NORTHWEST AND SOUTHWEST CORNERS OF LOT 1 OF SAID BLOCK 19, VENTURA PARK AS SHOWN ON THE FACE OF THIS SURVEY.

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF BLOCK 4, SOUTHEAST BLOCK CORNERS, HOLDING BEARINGS PER THE PLAT OF VENTURA PARK, USING A BEARING OF SOUTH 00°00'00" EAST.

SURVEYOR'S CERTIFICATE

I, LEONIDES J. SANDOVAL, HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER BEARINGS AND DISTANCES REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:
THAT TRACT OF LAND DESCRIBED IN EXHIBIT "A", IN THAT DEED RECORDED AS DOCUMENT NO. 2018-076035, MULTNOMAH COUNTY DEED RECORDS, BEING LOT 3, EXCEPT THE EAST 15 FEET THEREOF AND ALL OF LOTS 1 AND 2, BLOCK 19, VENTURA PARK, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON
FOR THE INITIAL POINT I SET A 2/8" X 30" REBAR WITH RED PLASTIC CAP MARKED KA OR 58608 WA44349, AT THE NORTHWEST CORNER OF LOT 2, BLOCK 19, VENTURA PARK, CONTAINING 0.08 ACRES MORE OR LESS

I HEREBY CERTIFY THIS TO BE
AN EXACT COPY OF THE
ORIGINAL PARTITION PLAT



PLAT NOTE

THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF PORTLAND IN CASE FILE NO. LU 19-119474 LC

OWNER

EQUITY FIRST
COMPANY, INC.

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.



Klein & Associates, Inc.
ENGINEERS, SURVEYORS, PLANNERS
111 15th Street-Hood Park, OR 97001
TEL: 541-388-3322 • FAX: 541-388-2515

SHEET 2 OF 2
WILLAMETTE MERIDIAN
MULTNOMAH COUNTY, OREGON
1/4 SEC T. R.
8 17 15 2E.

SURVEY PERFORMED FOR:
DATE OF MONUMENTS SET: TBD
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FILE: 180903.DWG LAYOUT TAB OR SURVEY