



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Wednesday, December 16, 2020

Webex*

11:00 am: Proposed lot line adjustment and minor partition with public trail extension. City taking ownership of the Heron Creek Riparian Corridor. Private drive improvements to serve 5 lots.

Applicant: Jenai Fitzpatrick, applicant representative and Jim Stallcup, property owner

Property Address: 4510, 4600, 4622 Mapleton Drive

Neighborhood Assn: Robinwood

Planner: Chris Myers cmyers@westlinnoregon.gov

Project #: PA-20-18



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE: 12/16/20 TIME: 11:00am PROJECT #: PA-20-18

STAFF CONTACT: Chris Myers cmyers@westlinnoregon.gov FEE: \$350

Pre-application conferences occur on the first and third Wednesdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted by 4:00pm at least **15** days before the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 4510, 4600 & 4622 MAPLETON DRIVE

Brief Description of Proposal: LOT LINE ADJUSTMENT (2), MINOR PARTITION (2) & TRAIL SYSTEM EXTENSION W/ CITY TAKING OWNERSHIP OF HERON CREEK RIFARIAN CORRIDOR. PRIVATE DRIVE IMPROVEMENTS TO SERVE 5 LOTS.

Applicant's Name: FITZDESIGN GROUP - JENAI FITZPATRICK

Mailing Address: 11651 SE 129th AVE

Phone No: (971) 236-1604 Email Address: jenai@fdgpnw.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal:

PLEASE REFER TO NARRATIVE

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Property owner's signature

Date

28 NOV 2020

JIM STALLCUP - 4622 MAPLETON DR WEST LINN, OR 97068

Property owner's printed name and mailing address (if different from above)

Fitz Design Group

DBE ~ ESB ~ WBE Certification #11726

Civil Design & Drafting | Land Use Planning | ArcGIS Mapping & Analysis
971.236.1604 : Happy Valley, Oregon : www.fdgpnw.com

Jenai Fitzpatrick : jenai@fdgpnw.com

December 1, 2020

City of West Linn, Planning Department
22500 Salamo Rd.
West Linn, Oregon 97068

RE: Pre-Application Conference Request for 4600 Mapleton Drive

The intention of this preapplication conference is to review both the developable options and city parks department interest in Tax lots 2400, 2401 & 2500 (refer to TaxMap_03_2s1e24ac.pdf). All three tax lots have a single entry, one tax lot wants to divide, another wants to portion off land for city use and the last wishes to remain nearly untouched. Coming in with these multiple maps, documents and items numbers below is our humble attempt to aid the email and Zoom based conversations we are living during this Covid-19 era. Please don't hesitate to call or email the above contact for clarification or any additional documentation.

1. The riparian corridor of Heron Creek zone of Heron Creek meanders through TL#2401 and TL#2500 (refer to "SigRiparian2007.01.02.pdf"). The end goal is to transfer ownership of these areas to the city for trail connectivity (refer to "ParksMap-Trails.png") and riparian protection while maintaining the developable land for single family home construction.
2. To accomplish this the initial proposal is a lot line adjustment to transfer 0.53 acres from TL#2401 to TL#2400 (refer to "LLA TL#2400" page3/7). Followed by a minor partition of TL#2400 into 3 lots (refer to "MIP TL#2400" page4/7).
3. While TL#2401 is currently able to fit 3 buildable lots the owner desires to retain his primary residence which straddles all lots making it undividable without demolition. However a separate lot line adjustment transferring 0.07 acres from TL#2401 to TL#2500 is desired to eliminate the excess square footage in the flagpole portion of TL2401 (refer to "LLA TL#2500" page5/7). This will enable the sole care of vegetation along his driveway frontage. The most easterly 55' of TL#2500 has been earmarked for city transfer at a future date.
4. If the city has interest in ownership of this portion of the Heron Creek riparian corridor, TL#2401 could undergo a minor partition (refer to "MIP TL#2401" page6/7) placing the shared easement and buildable lot, currently occupied by hay barn as TL#2401-B leaving the remaining for city as shown TL#240A. The following items are dependent on city possession of riparian corridor.
 - a. Since TL#2401 contains an existing pathway (refer to green linework on "Existing Conditions" page 2/7) from top of bank to creek's edge, a pedestrian connection to Mary S. Young Park trail system seems feasible.
 - b. If item "a" above is desired by city the owner may be willing to construct a dedicated pedestrian route in conjunction with the shared driveway for public use



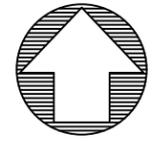
along the easterly boundary of TL#2400 (refer to "Access & Utility Schematic" page 7/7).

- c. Mapleton Drive includes portions of suitable pedestrian circulation west of existing driveway but is not continuous on either side of street. The new water treatment plant north west of site provides a trail connection north to Kenthorpe Way (refer to "ParksMap-Trails.png"). In order to avoid unnecessary tree loss and excessive grading along the northern boundary of TL#2400 it is proposed that in-lieu-of fees be assessed for a future asphalt "separated sidewalk" to be built in this area as part of a future city pedestrian circulation project.
5. The existing utility & access easements (refer to "TL2400_Ease_1978.01.20.pdf" & "TL2401_Ease_1978.01.20.pdf") will be expanded to provide for shared 2-way driveway connection to Mapleton Drive and a fire turnaround (refer to "Shared Easement" page7/7). All access and utility easements will benefit the existing and future residential use of tax lots currently known as 2400, 2401 & 2500.

Attachments

PreAppConfMaps_01-07.pdf
TL2400_Ease_1978.01.20.pdf
TL2401_Ease_1978.01.20.pdf
SigRiparian2007.01.02.pdf
ParksMap-Trails.png
TaxMap_03_2s1e24ac.pdf





**EXISTING CONDITIONS
W/ 2006 TOPO OVERLAY**

SCALE 1" = 60'
WHEN PRINTED ON 11"X17"

EXISTING LEGEND

	BOUNDARY LINE
	R/W CENTERLINE
	EDGE OF PAVEMENT
	CONCRETE
	TOP OF SLOPE
	CREEK
	DITCH
	EASEMENT
	GRAVEL
	BUILDING
	SANITARY LINE
	STORM LINE
	WATER LINE
	POWER LINE

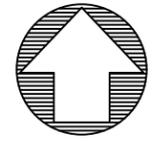
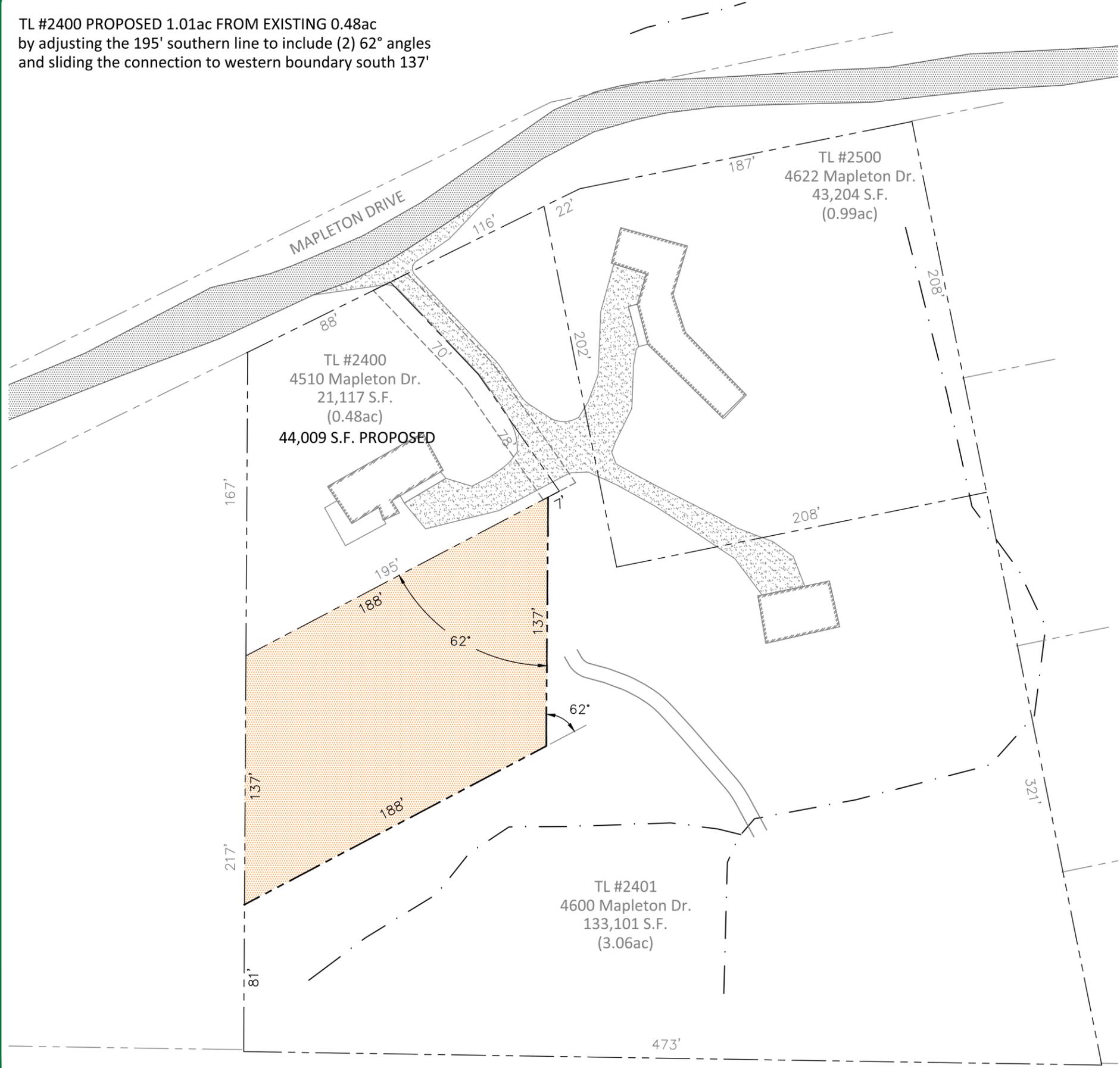
DRAWING TITLE:

**EXISTING CONDITIONS
WITH 2006 TOPO OVERLAY
PREAPPLICATION CONFERENCE**

PROJECT

**Site Analysis for
Heron Creek Homes
Tax Map T.2S. R.2E. 24AC
Tax Lot 2400, 2401 & 2500
West Linn, OR 97068**

TL #2400 PROPOSED 1.01ac FROM EXISTING 0.48ac
 by adjusting the 195' southern line to include (2) 62° angles
 and sliding the connection to western boundary south 137'



LLA TL#2400

SCALE 1" = 60'
 WHEN PRINTED ON 11"X17"

- EXISTING LEGEND**
- BOUNDARY LINE
 - R/W CENTERLINE
 - EDGE OF PAVEMENT
 - CONCRETE
 - TOP OF SLOPE
 - CREEK
 - DITCH
 - EASEMENT
 - GRAVEL
 - BUILDING
 - SANITARY LINE
 - STORM LINE
 - WATER LINE
 - POWER LINE

- PROPOSED LEGEND**
- LOT LINE
 - CENTERLINE
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - SET BACK
 - CURB
 - EASEMENT
 - SANITARY LINE
 - STORM LINE
 - WATER LINE
 - POWER LINE
 - W.Q. AREA

DRAWING NO. **3** OF **7**

FITZ DESIGN GROUP

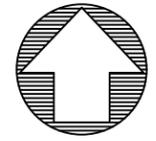
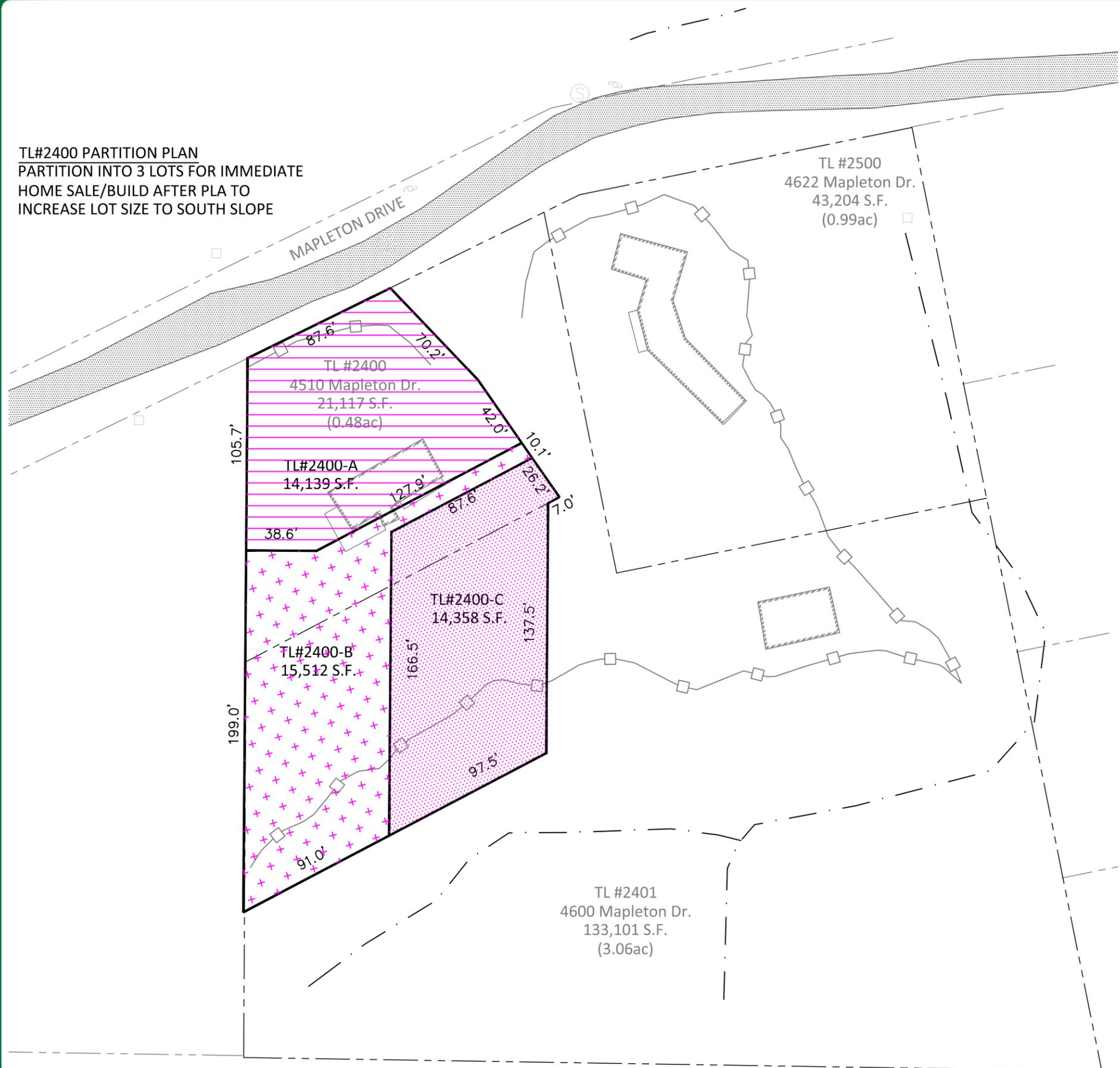
DRAWING TITLE:

LOT LINE ADJUSTMENT
TL#2400
PREAPPLICATION CONFERENCE

PROJECT

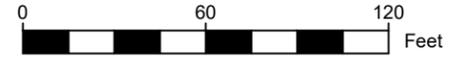
Site Analysis for
Heron Creek Homes
Tax Map T.2S. R.2E. 24AC
Tax Lot 2400, 2401 & 2500
West Linn, OR 97068

TL#2400 PARTITION PLAN
 PARTITION INTO 3 LOTS FOR IMMEDIATE
 HOME SALE/BUILD AFTER PLA TO
 INCREASE LOT SIZE TO SOUTH SLOPE



MIP TL#2400

SCALE 1" = 60'
 WHEN PRINTED ON 11"X17"



EXISTING LEGEND

- BOUNDARY LINE
- R/W CENTERLINE
- EDGE OF PAVEMENT
- CONCRETE
- TOP OF SLOPE
- CREEK
- DITCH
- EASEMENT
- GRAVEL
- BUILDING
- SANITARY LINE
- STORM LINE
- WATER LINE
- POWER LINE

PROPOSED LEGEND

- LOT LINE
- CENTERLINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SET BACK
- CURB
- EASEMENT
- SANITARY LINE
- STORM LINE
- WATER LINE
- POWER LINE
- W.Q. AREA

DRAWING NO. **4** OF **7**

FITZ DESIGN GROUP

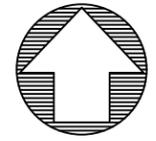
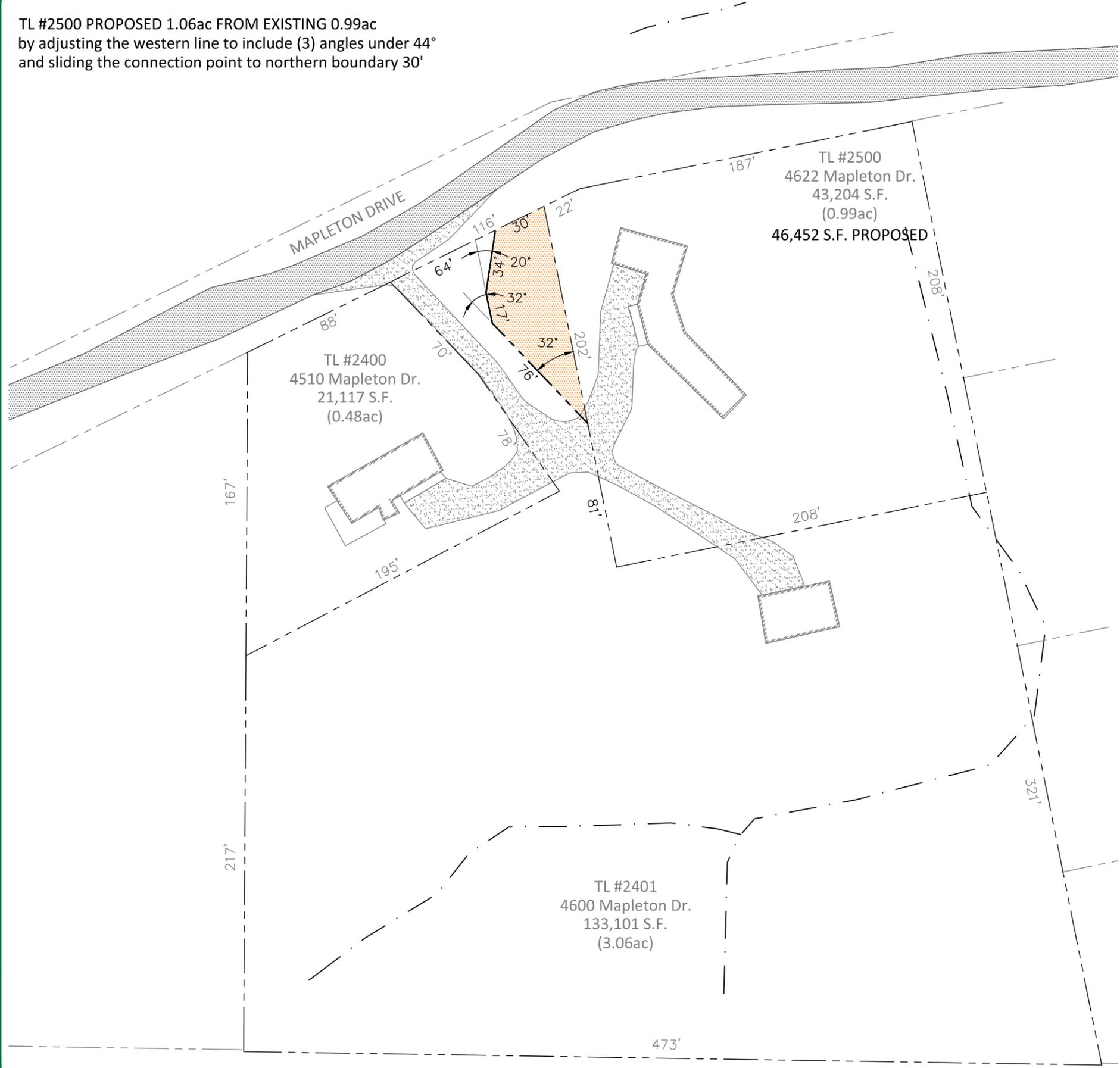
DRAWING TITLE:

**MINOR PARTITION
 TL#2400
 PREAPPLICATION CONFERENCE**

PROJECT

**Site Analysis for
 Heron Creek Homes
 Tax Map T.2S. R.2E. 24AC
 Tax Lot 2400, 2401 & 2500
 West Linn, OR 97068**

TL #2500 PROPOSED 1.06ac FROM EXISTING 0.99ac
 by adjusting the western line to include (3) angles under 44°
 and sliding the connection point to northern boundary 30'



LLA TL#2500

SCALE 1" = 60'
 WHEN PRINTED ON 11"X17"

- EXISTING LEGEND
- BOUNDARY LINE
 - R/W CENTERLINE
 - EDGE OF PAVEMENT
 - CONCRETE
 - TOP OF SLOPE
 - CREEK
 - DITCH
 - EASEMENT
 - GRAVEL
 - BUILDING
 - SANITARY LINE
 - STORM LINE
 - WATER LINE
 - POWER LINE

- PROPOSED LEGEND
- LOT LINE
 - CENTERLINE
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - SET BACK
 - CURB
 - EASEMENT
 - SANITARY LINE
 - STORM LINE
 - WATER LINE
 - POWER LINE
 - W.Q. AREA

DRAWING NO. 5 OF 7

FITZ DESIGN GROUP

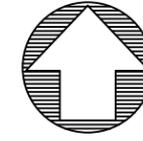
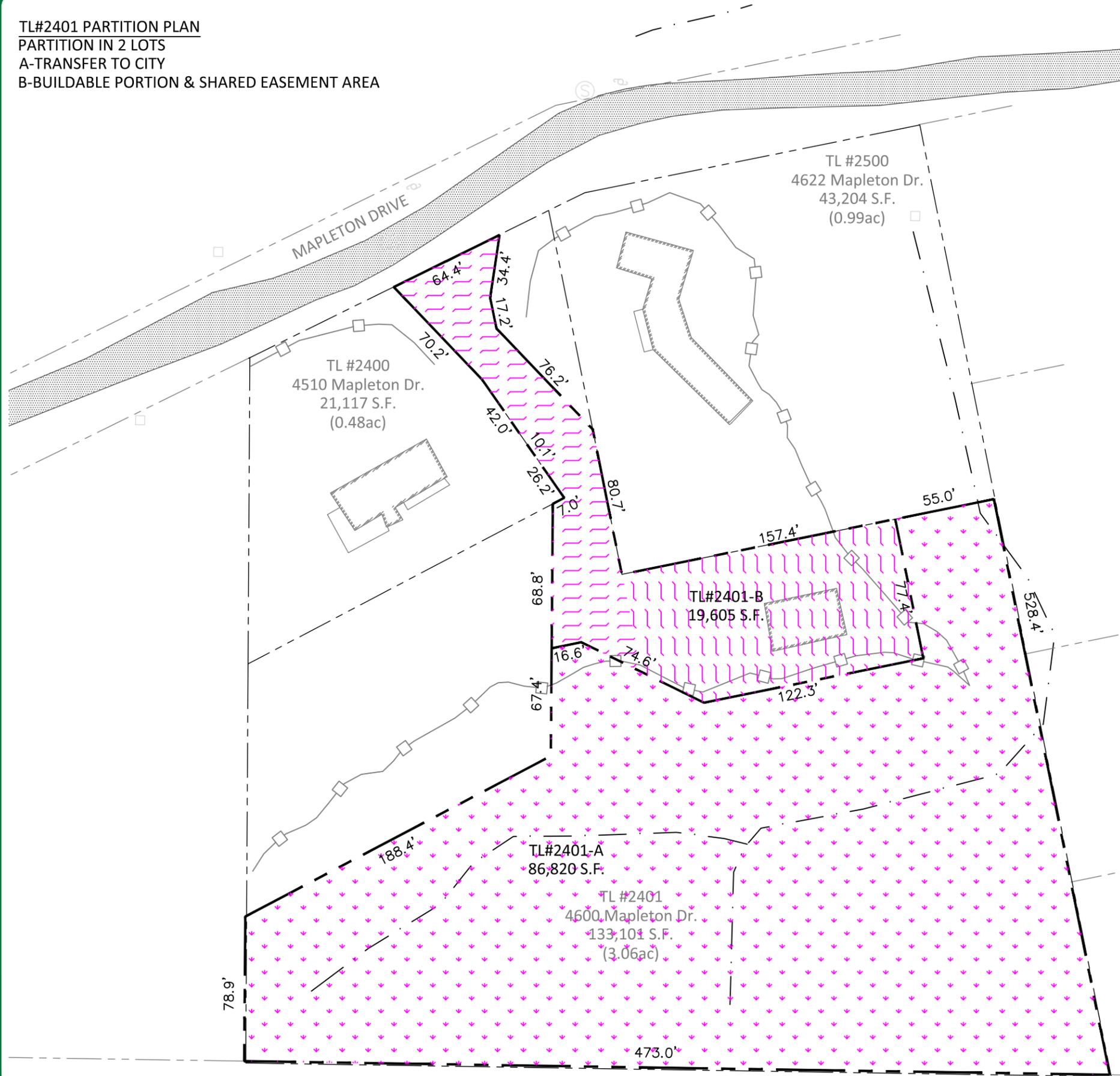
DRAWING TITLE:

LOT LINE ADJUSTMENT
TL#2500
PREAPPLICATION CONFERENCE

PROJECT

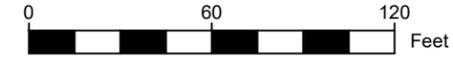
Site Analysis for
Heron Creek Homes
Tax Map T.2S. R.2E. 24AC
Tax Lot 2400, 2401 & 2500
West Linn, OR 97068

TL#2401 PARTITION PLAN
 PARTITION IN 2 LOTS
 A-TRANSFER TO CITY
 B-BUILDABLE PORTION & SHARED EASEMENT AREA



MIP TL#2401

SCALE 1" = 60'
 WHEN PRINTED ON 11"X17"



EXISTING LEGEND

- BOUNDARY LINE
- R/W CENTERLINE
- EDGE OF PAVEMENT
- CONCRETE
- TOP OF SLOPE
- CREEK
- DITCH
- EASEMENT
- GRAVEL
- BUILDING
- SANITARY LINE
- STORM LINE
- WATER LINE
- POWER LINE

PROPOSED LEGEND

- LOT LINE
- CENTERLINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SET BACK
- CURB
- EASEMENT
- SANITARY LINE
- STORM LINE
- WATER LINE
- POWER LINE
- W.Q. AREA

DRAWING NO. 6 OF 7

FITZ DESIGN GROUP

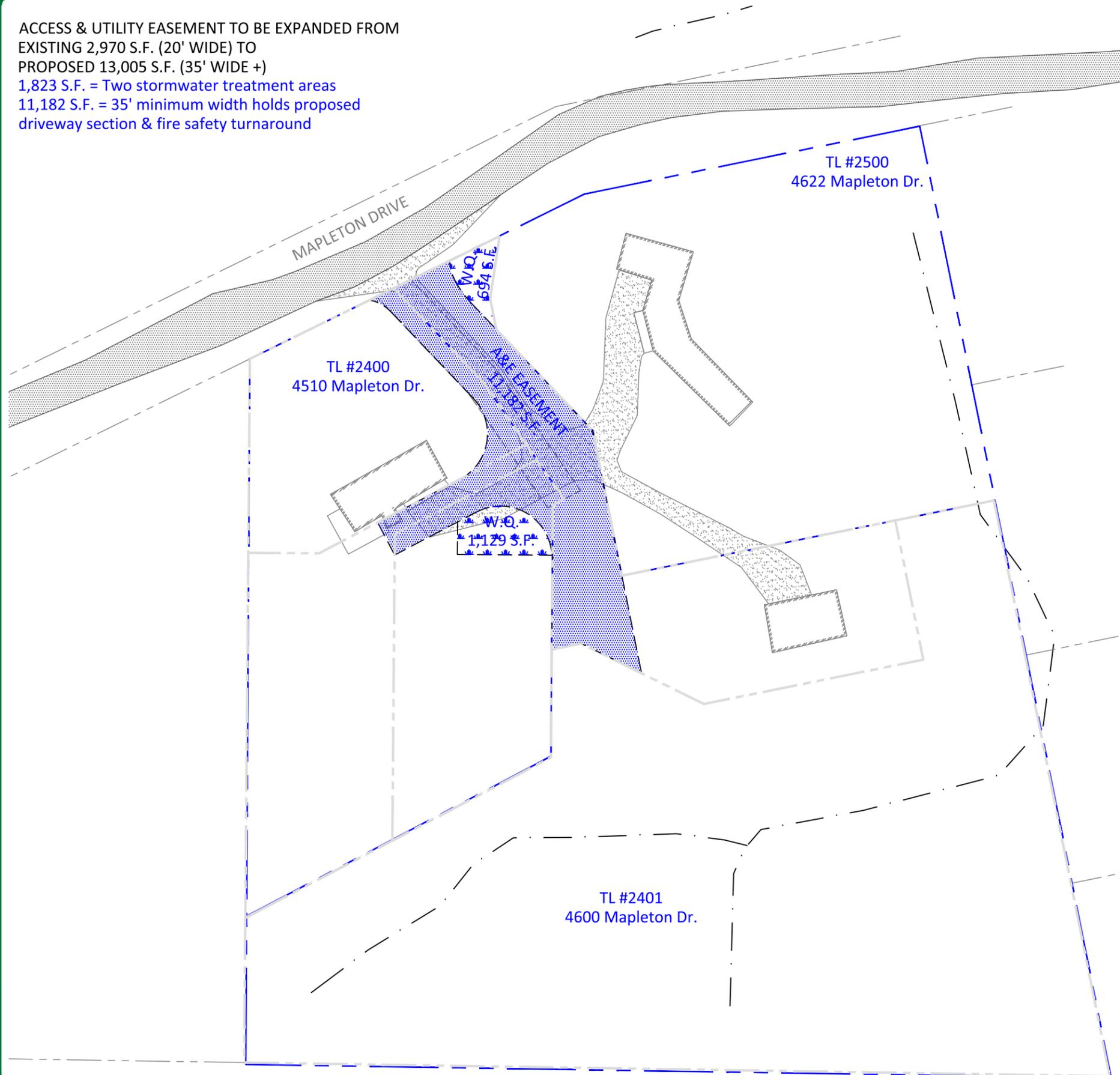
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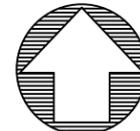
MINOR PARTITION
 TL#2401
 PREAPPLICATION CONFERENCE

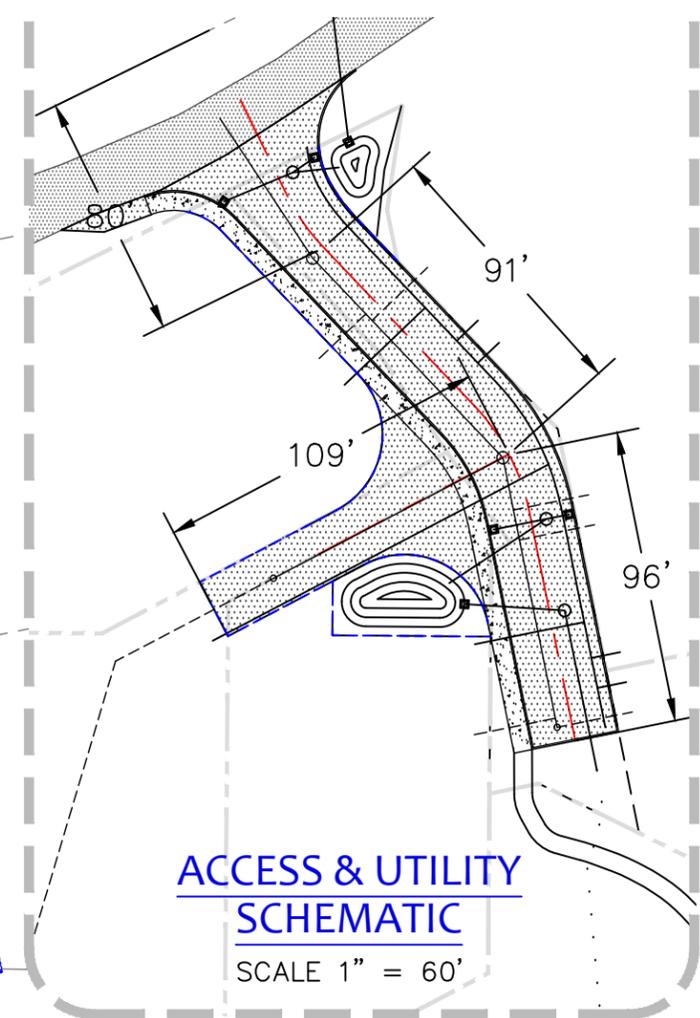
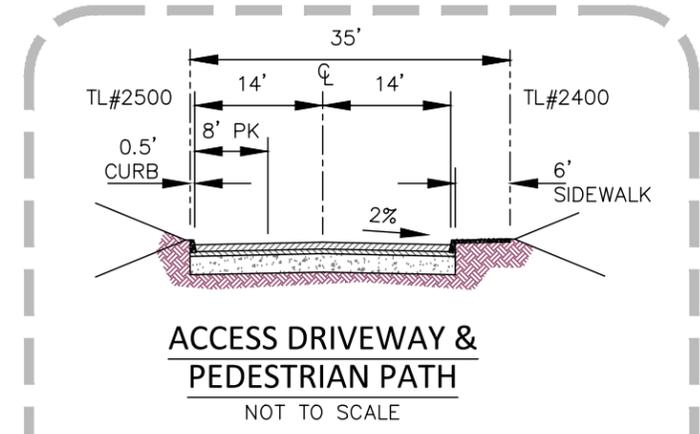
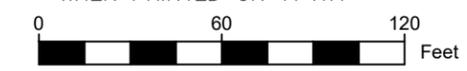
PROJECT

Site Analysis for
 Heron Creek Homes
 Tax Map T.2S. R.2E. 24AC
 Tax Lot 2400, 2401 & 2500
 West Linn, OR 97068

ACCESS & UTILITY EASEMENT TO BE EXPANDED FROM
 EXISTING 2,970 S.F. (20' WIDE) TO
 PROPOSED 13,005 S.F. (35' WIDE +)
 1,823 S.F. = Two stormwater treatment areas
 11,182 S.F. = 35' minimum width holds proposed
 driveway section & fire safety turnaround




SHARED EASEMENT
 SCALE 1" = 60'
 WHEN PRINTED ON 11"X17"



DRAWING NO.
 7 OF 7



FITZ DESIGN GROUP

DRAWING TITLE:

**SHARED EASEMENT
 PREAPPLICATION CONFERENCE**

PROJECT

**Site Analysis for
 Heron Creek Homes
 Tax Map T.2S. R.2E. 24AC
 Tax Lot 2400, 2401 & 2500
 West Linn, OR 97068**

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Marsha Denise Stauffer, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Opal Lee Conner & David Edgar Conner, husband and wife,

hereinafter called grantees, and unto grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to-wit: Parcel I: A tract of land

situated in Section 24, T. 2 S., R. 1 E. of the Willamette Meridian, Clackamas County, Oregon, being a part of Lot 38, Maple Grove, being more particularly described as follows, to-wit: Beginning at the northwest corner of said Lot 38, which northwest corner is in the southeasterly right of way line of Mapleton Drive. From said place of beginning; thence North 63°50' East along said right of way line, 88.38 feet to a 5/8" iron rod; thence leaving said right of way line South 43°40'51" East along the northeasterly boundary of the herein described tract and centerline of a 20.00 foot driveway, 70.18 feet to a railroad spike; thence continuing along said centerline and northeasterly boundary South 34°48'02" East 78.30 feet to a 1/2" iron rod; thence South 62°20'45" West 195.00 feet to 5/8" iron rod in the westerly line of said Lot 38; thence North 0°20' East along said westerly line, 167.00 feet to the place of beginning.

Containing 21.130 square feet, more or less.

Subject to easement a 10.00 foot strip of land lying south-westerly, adjacent and contiguous to the herein mentioned northeasterly boundary. (cont.)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantees and grantees' heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,000.00.
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 day of January, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Marsha Denise Stauffer

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Multnomah } ss.
January 10, 19 78.

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared the above named Marsha Denise Stauffer

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me: [Signature]
Notary Public for Oregon
My commission expires 10/10/81

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me: _____
Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

Marsha Denise Stauffer
1123 SW Yamhill Street
Portland, OR 97205
GRANTOR'S NAME AND ADDRESS

David Edgar & Opal Lee Conner
4510 SW Mapleton Drive
West Linn, OR 97068
GRANTEE'S NAME AND ADDRESS

After recording return to:
David Edgar & Opal Lee Conner
4510 SW Mapleton Drive
West Linn, OR 97068
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
David Edgar & Opal Lee Conner
4510 SW Mapleton Drive
West Linn, OR 97068
NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/roll number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

PARCEL I cont.

Also the right to use with others a 10.00 foot strip of ground lying adjacent, contiguous and northeasterly of the herein described northeasterly boundary.

Also subject to a 6.00 foot utility easement along the side, Front and Rear property lines.

Subject to a 6.00 foot utility easement along the side, Front and rear property lines of the following described tract.

A tract of land situated in Section 24, T.2 S., R.1 E. of the Willamette Meridian, Clackamas County, Oregon, being a part of Lot 38, Maple Grove, being more particularly described as follows, to-wit:

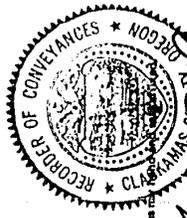
Beginning at the northwest corner of said Lot 38, which northwest corner is in the southeasterly right of way line of Mapleton Drive. From said place of beginning; thence North 63°50' East along said right of way line 88.38 feet to a 5/8" iron rod; thence leaving said right of way line South 43°40'51" East along the northeasterly boundary of the herein described tract and centerline of a 20.00 foot driveway, 70.18 feet to a railroad spike; thence continuing along said centerline and northeasterly boundary South 34°48'02" East 78.30 feet to a 1/2" iron rod; thence South 62°20'45" West 195.00 feet to 5/8" iron rod in the westerly line of said Lot 38; thence North 0°20' East along said westerly line, 167.00 feet to the place of beginning.

Containing 21,130 square feet, more or less.

STATE OF OREGON)
County of Clackamas) ss.

I, George D. Poppen, County Clerk, Ex-Officio Recorder of Conveyances and Ex-Officio Clerk of the Circuit Court of the State of Oregon, for the County of Clackamas, do hereby certify that the within instrument of writing was received for and recorded in the records of said county at

78 FEB 7 P 3: 01



Witness
George D. Poppen
GEORGE D. POPPEN
County Clerk
Recording Certificate

CCP-R4 78 5273

2

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Marsha Denise Stauffer

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto David M. Nero and Joyce L. Nero, husband and wife, hereinafter called grantees, and unto grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to-wit: Parcel 11: A tract of land situated in Section 24, T.2 S., R.1 E. of the Willamette Meridian, Clackamas County, Oregon, being a part of Lot 38, Maple Grove, being more particularly described as follows, to-wit:

Beginning at a 5/8" iron rod in the westerly line of said Lot 38, which iron rod bears South 0°20' West 167.00 feet from the northwest corner of said Lot 38. From said place of beginning; thence continuing South 0°20' West along said westerly line 217.65 feet to the southwest corner of said Lot 38; thence South 89°06' East along the southerly boundary of said Lot 38, 473.00 feet to the southeast corner of said Lot 38; thence North 11°24' West along the easterly boundary of said Lot 38, 529.34 feet to the northeast corner of said Lot 38, which northeast corner is in the southerly right of way line of Mapleton Drive; thence South 78°36' West along said southerly right of way line, 186.76 feet to an angle point in said right of way line; thence South 63°50' West along said southerly right of way line, 115.46 feet to a 5/8" iron rod and designated point "A", which bears North 63°50' East 88.38 feet from the northwest corner of said Lot 38; thence leaving said right of way line and designated point "A",

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantees' heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantees' heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.00

~~OR~~ (The sentence between the symbols ~~©~~, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20 day of January, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

X Marsha Denise Stauffer

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Multnomah } ss.
January 20, 1978

STATE OF OREGON, County of _____) ss.
January 19, _____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

Personally appeared the above named Marsha Denise Stauffer 1123 SW Yamhill and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: [Signature] Notary Public for Oregon My commission expires 10/10/81

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: [Signature] Notary Public for Oregon My commission expires: _____

GRANTOR'S NAME AND ADDRESS
Marsha Denise Stauffer
1123 SW Yamhill Street
Portland, OR 97205
GRANTOR'S NAME AND ADDRESS
David M. & Joyce L. Nero
4622 SW Mapleton Drive
West Linn, Oregon 97068

After recording return to:
David M. & Joyce L. Nero
4622 SW Mapleton Drive
West Linn, Oregon 97068
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
David M. & Joyce L. Nero
4622 SW Mapleton Drive
West Linn, Oregon 97068
NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer
By _____ Deputy

Parcel II cont.

South 43°40'51" East 70.18 feet to a railroad spike; thence South 34°48'02" East 78.30 feet to a 1/2" iron rod and designated point "B"; thence South 62°20'45" West 195.00 feet to the place of beginning.

Containing 176,279 square feet, more or less.

Subject to easement a 10.00 foot strip of land lying northeasterly, adjacent and contiguous to the herein mentioned line between points "A" and "B".

Also the right to use with others a 10.00 foot strip of ground lying southwesterly adjacent and contiguous to said line between said designated points "A" and "B".

Also subject to a 6.00 foot utility easement along the side, front and rear property lines.

STATE OF OREGON
County of Clatsop

I, George D. Poppen, County Clerk, Ex-Officio Recorder of Conveyances and Ex-Officio Clerk of the Court of the State of Oregon, for the County of Clatsop, do hereby certify that the within instrument of writing was received for and recorded in the records of said county at

78 FEB 7 P 3:01



Witness
Recording Certificate
CCP-RA

'78 5272

2

Significant Riparian Corridors

WEST LINN GOAL 5 INVENTORY, JANUARY 2007



Legend

-  Significant Riparian Corridors
-  Streams
-  Piped Segments
-  Other Open Ditches
-  Rivers
-  DSL Approved Wetlands, 2005
-  Parks, Open Space, & Natural Areas*
-  West Linn City Limits

* Includes some areas of other misc. city property ("City" type classification)
See Parks, Open Space, & Natural Areas Map



0 1,000 2,000 4,000 Feet

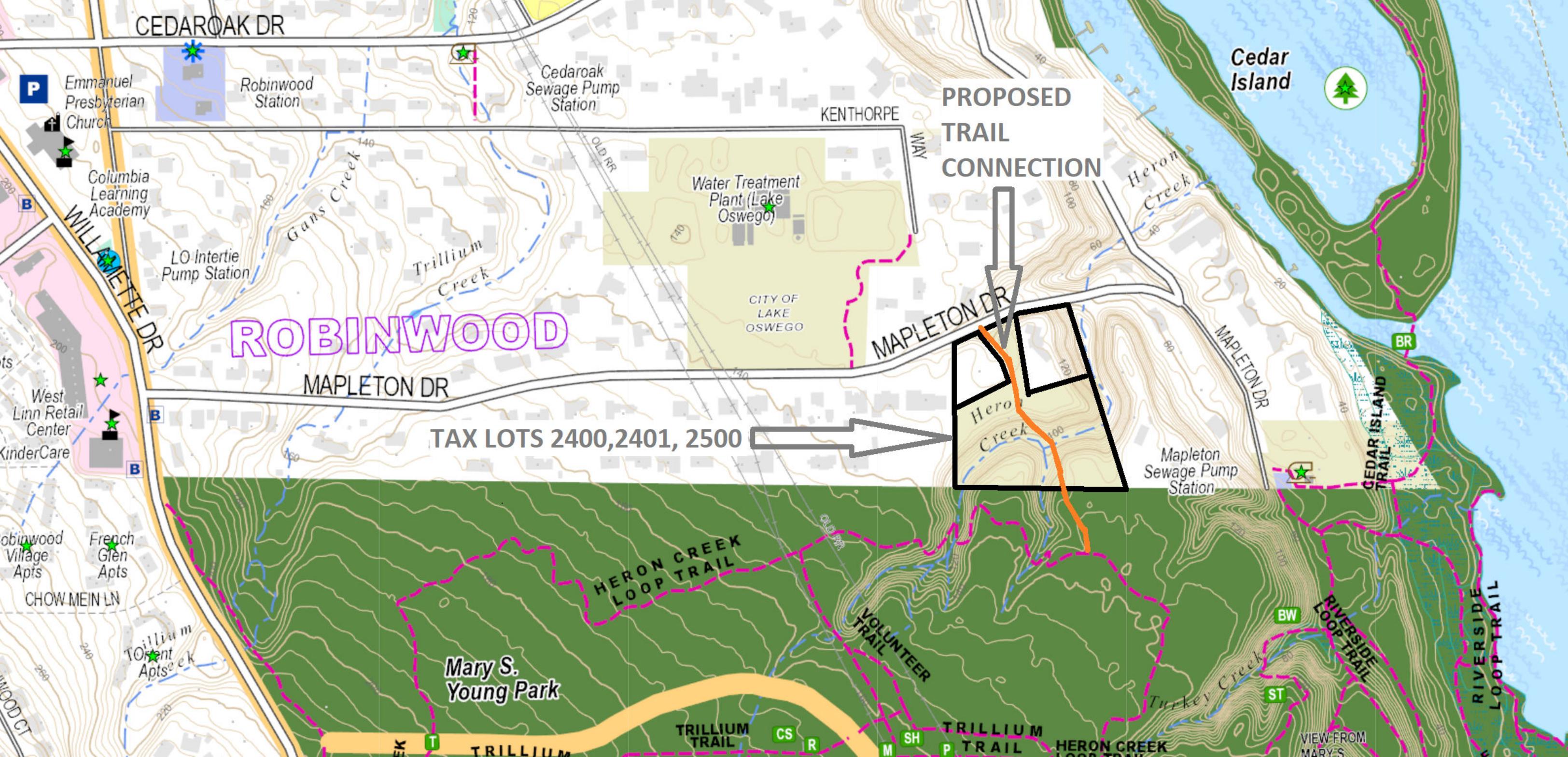


GOALS_2006 \ sigriparian.mxd \ K.AHA \ 1-2-07 (1st draft)
This map was created from Riparian.mxd and published map dated July 2006

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Property information Taxlot Base Source: Clackamas County GIS

WETLANDS/GOAL 5 DISCLAIMER (DSL STANDARD):
Information shown on this map is for planning purposes only and wetland information is subject to change. There may be unmapped wetlands subject to regulation and all wetland boundary mapping is approximate. In all cases, actual field conditions determine wetland boundaries. You are advised to contact the Oregon Division of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.



CEDAROAK DR



Emmanuel Presbyterian Church

Robinwood Station

Cedaroak Sewage Pump Station

KENTHORPE WAY

PROPOSED TRAIL CONNECTION

Cedar Island



Columbia Learning Academy

Water Treatment Plant (Lake Oswego)

Heron Creek

LO Intertie Pump Station

Trillium Creek

ROBINWOOD

CITY OF LAKE OSWEGO

MAPLETON DR

MAPLETON DR

TAX LOTS 2400, 2401, 2500

Heron Creek

Mapleton Sewage Pump Station

CEDAR ISLAND TRAIL

West Linn Retail Center

Robinwood Village Apts

French Glen Apts

CHOW MEIN LN

HERON CREEK LOOP TRAIL

VOLUNTEER TRAIL

Mary S. Young Park

Turkey Creek

RIVERSIDE LOOP TRAIL

RIVERSIDE LOOP TRAIL

TRILLIUM TRAIL

TRILLIUM TRAIL

HERON CREEK LOOP TRAIL

VIEW FROM MARY'S

S.W.1/4 NE.1/4 SEC. 24 T.2S. R.1E. W.M.
CLACKAMAS COUNTY

D. L. C.
GEORGE WALLING NO. 62

2 1E 24AC
WEST LINN

This map was prepared for
assessment purpose only.

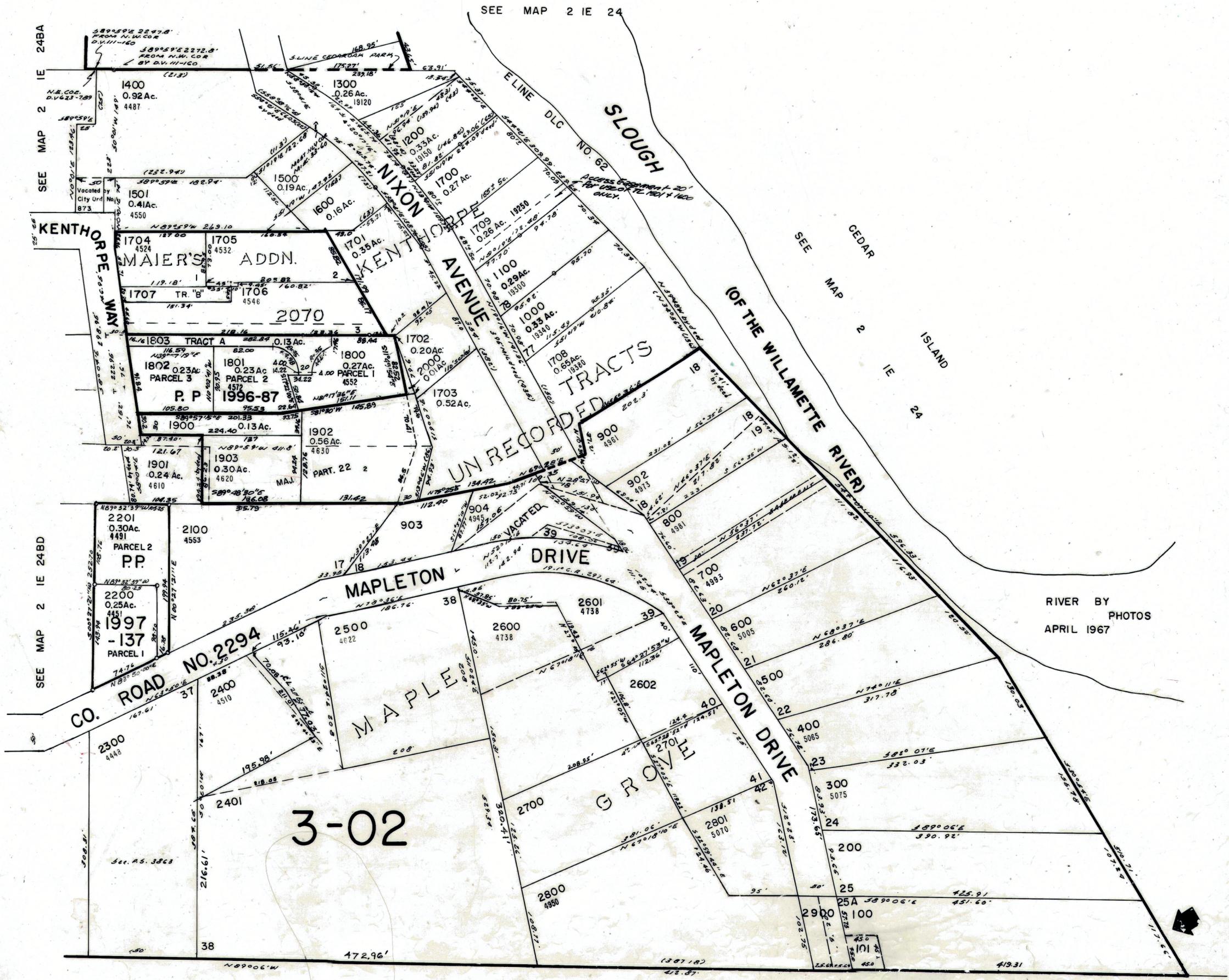
1" = 100'
4800

5100

19000

CANCELLED
901
2001

4500



19300

SEE MAP 2 1E 24

19600

2 1E 24AC
WEST LINN