



CITY OF  
**West  
Linn**

## PRE-APPLICATION CONFERENCE

Thursday, May 19, 2022

City Hall\*  
22500 Salamo Road

11:00 am: **Proposed lot Consolidation**  
Applicant: **Ben Dubin**  
Property Address: **1317 7<sup>th</sup> Street**  
Neighborhood Assn: **Willamette Neighborhood Association**  
Planner: **John Floyd**

Project #: PA-22-15



\*Pre-application conferences will be conducted in a hybrid format, with some staff and participants attending remotely via Webex and others attending in-person at City Hall.

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT <b>John Floyd</b>	PROJECT NO(S). <b>PA-22-15 5/19/22 11:00</b>	PRE-APPLICATION NO.	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL	<b>\$1,000</b>

**Type of Review (Please check all that apply):**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Annexation (ANX)<br><input type="checkbox"/> Appeal and Review (AP)<br><input type="checkbox"/> Conditional Use (CUP)<br><input type="checkbox"/> Design Review (DR)<br><input type="checkbox"/> Easement Vacation<br><input type="checkbox"/> Extraterritorial Ext. of Utilities<br><input type="checkbox"/> Final Plat or Plan (FP)<br><input type="checkbox"/> Flood Management Area<br><input type="checkbox"/> Hillside Protection & Erosion Control | <input type="checkbox"/> Historic Review<br><input type="checkbox"/> Legislative Plan or Change<br><input checked="" type="checkbox"/> Lot Line Adjustment (LLA)<br><input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)<br><input type="checkbox"/> Non-Conforming Lots, Uses & Structures<br><input type="checkbox"/> Planned Unit Development (PUD)<br><input checked="" type="checkbox"/> Pre-Application Conference (PA)<br><input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)<br><input type="checkbox"/> Temporary Uses<br><input type="checkbox"/> Time Extension<br><input type="checkbox"/> Variance (VAR)<br><input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)<br><input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)<br><input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)<br><input type="checkbox"/> Zone Change |
|--|--|---|

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

<b>Site Location/Address:</b> 1317 7th St and other properties with no address. West Linn, 97068 TAX LOTS 100 AND 401, MAP 3 1 E 02 / TAX LOTS 200 800, MAP 3 1 E 02AA / TAX LOT 100, MAP 3 1 E 01	<b>Assessor's Map No.:</b> <b>Tax Lot(s):</b> <b>Total Land Area:</b> 1,495,803 SQ FT, 34.35 ACRES
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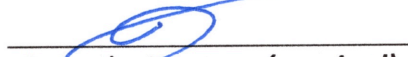
**Brief Description of Proposal:**

COMBINING 23 EXISTING TRACTS INTO 5 TRACTS

<b>Applicant Name:</b> BEN DUBIN <small>(please print)</small> <b>Address:</b> 4858 SW SCHOLLS FERRY ROAD, STE A <b>City State Zip:</b> PORTLAND, OR 97225	<b>Phone:</b> 503-345-0328 <b>Email:</b> BEN.DUBIN@SFLANDS.COM
<b>Owner Name</b> (required): SDG-2, LLC <small>(please print)</small> <b>Address:</b> 2287 WEATHERHILL RD <b>City State Zip:</b> WEST LINN, OR 97068	<b>Phone:</b> 971-732-0347 <b>Email:</b> DUKE.PDX@GMAIL.COM
<b>Consultant Name:</b> <small>(please print)</small> <b>Address:</b> <b>City State Zip:</b>	<b>Phone:</b> <b>Email:</b>

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A decision may be reversed on appeal. The permit approval will not be effective until the appeal period has expired.
4. The City accepts electronic (.pdf) land use applications and project submissions from applicants. Applicants should submit this form and supporting documents through the [Submit a Land Use Application](https://westlinnoregon.gov/planning/submit-land-use-application) web page: RECEIVED  
LSCHRODER, 4/14/2022, 11:01:27 AM  
<https://westlinnoregon.gov/planning/submit-land-use-application>

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

<i>Benjamin Dubin</i>	04/11/2022		4.13.22
Applicant's signature	Date	Owner's signature (required)	Date



APRIL 11, 2022

**RIVIANNA BEACH**  
**OUTLOT A1**

THAT PROPERTY, PART OF WHICH IS LOCATED WITHIN TRACT 13 OF THE PLAT OF WILLAMETTE & TUALATIN TRACTS RECORDED SEPTEMBER 3, 1908 IN BOOK 7, PAGE 29 OF CLACKAMAS COUNTY PLAT RECORDS AND ALSO BEING CLACKAMAS COUNTY PLAT NO. 198, SAID PLAT BEING REFERRED TO HENCEFORTH AS THE W&T TRACTS, LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER ON SECTION 2, WITHIN TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, AND LOCATED IN THE CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON, SAID PROPERTY DESCRIBED SPECIFICALLY AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF 7TH STREET, AS DEDICATED IN SAID PLAT OF W&T TRACTS, WITH THE SOUTHEASTERLY LINE OF A STRIP OF LAND CONVEYED TO PORTLAND GENERAL ELECTRIC COMPANY BY DEED RECORDED NOVEMBER 3, 1930 IN BOOK 209, PAGE 1, CLACKAMAS COUNTY DEED RECORDS, AND REFERRED TO AS PARCEL 90 THEREIN, SAID INTERSECTING POINT ALSO BEARING SOUTH 56°06'59" WEST, A DISTANCE OF 673.93 FEET FROM THE MOST EASTERLY, NORTHEAST CORNER OF THE AMBROSE FIELDS DONATION LAND CLAIM NO. 52, WHICH IS ALSO THE MOST WESTERLY, NORTHWEST CORNER OF THE ROBERT MOORE DONATION LAND CLAIM NO. 54, BOTH WITHIN SAID TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

THENCE NORTH 46°52'03" EAST, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID PGE TRACT, A DISTANCE OF 179.40 FEET;  
THENCE LEAVING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID PGE TRACT, SOUTH 43°07'57" EAST, A DISTANCE OF 284.36 FEET TO THE NORTHERLY RIGHT-OF-WAY OF 4TH AVENUE AS DEDICATED IN SAID PLAT OF W&T TRACTS;  
THENCE SOUTH 69°14'12" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 274.36 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 7TH STREET;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 20°41'29" WEST A DISTANCE OF 194.69 FEET TO THE POINT OF BEGINNING.

THIS PROPERTY CONTAINS AN AREA OF 52,215 SQUARE FEET, OR 1.20 ACRES, MORE OR LESS.

THE BOUNDARY OF THIS PROPERTY AND THE BASIS OF BEARING ARE DESCRIBED AS SHOWN ON SURVEY NO. 28866, CLACKAMAS COUNTY SURVEY RECORDS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 13, 2008  
CHRISTOFER C. SHERBY  
74508PLS

RENEWS 6/30/22

**RIVIANNA BEACH**  
**OUTLOT A2**

THAT PROPERTY, PARTS OF WHICH ARE LOCATED WITHIN TRACTS 5, 8, 9, AND 13 OF THE PLAT OF WILLAMETTE & TUALATIN (W&T) TRACTS RECORDED SEPTEMBER 3, 1908 IN BOOK 7, PAGE 29 OF CLACKAMAS COUNTY PLAT RECORDS AND ALSO BEING CLACKAMAS COUNTY PLAT NO. 198, SAID PLAT BEING REFERRED TO HENCEFORTH AS THE W&T TRACTS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35 AND THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, BOTH WITHIN TOWNSHIP 2 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN AND IN THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER ON SECTION 2, WITHIN TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, AND LOCATED IN THE CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON, SAID PROPERTY DESCRIBED SPECIFICALLY AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 4TH ST, AS DEDICATED IN SAID PLAT OF W&T TRACTS, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT D, LOT 5 OF SAID PLAT OF W&T TRACTS, SAID POINT BEARING SOUTH 20°41'45" EAST, 70.86 FEET FROM THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 69°19'34" WEST, A DISTANCE OF 660.16 FEET;  
THENCE SOUTH 46°52'03" WEST, A DISTANCE OF 395.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 4TH AVENUE AS DEDICATED IN SAID PLAT OF W&T TRACTS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 20°41'29" WEST A DISTANCE OF 13.48 FEET TO THE NORHTERLY RIGHT-OF-WAY OF SAID 4TH AVE, ALSO BEING A POINT ON THE SOUTHERLY LINE OF LOT C OF TRACT 13 OF SAID PLAT OF W&T TRACTS;

THENCE ALONG SAID NORTHELRY RIGHT-OF-WAY LINE SOUTH 69°14'12" WEST A DISTANCE OF 34.64 FEET;

THENCE NORTH 43°07'57" WEST, A DISTANCE OF 284.36 FEET TO THE SOUTHEASTERLY LINE OF A STRIP OF LAND CONVEYED TO PORTLAND GENERAL ELECTRIC COMPANY BY DEED RECORDED NOVEMBER 3, 1930 IN BOOK 209, PAGE 1, CLACKAMAS COUNTY DEED RECORDS, AND REFERRED TO AS PARCEL 90 THEREIN;

THENCE NORTH 46°52'03" EAST, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID PGE TRACT, A DISTANCE OF 374.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ADDITIONAL RIGHT -OF-WAY LINE DEDICATION ALONG 5TH AVENUE TO THE CITY OF WEST LINN IN DOCUMENT NO. 70-269, SAID DEED RECORDS, AND REFERRED TO THEREIN AS PARCEL IV;

THENCE NORTH 69°19'34" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ADDITIONAL DEDICATION ALONG 5TH AVENUE AND ITS EASTERLY PROJECTION, A DISTANCE OF 405.02 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 5TH STREET AS DEDICATED IN SAID PLAT OF W&T TRACTS;

THENCE NORTH 20°41'40" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 4TH AVENUE AS DEDICATED IN SAID PLAT OF W&T TRACTS;

THENCE NORTH 69°19'34" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 4TH AVENUE, A DISTANCE OF 362.50 FEET TO AN ANGLE POINT THEREIN;



THENCE NORTH 73°54'30" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 5TH AVENUE, A DISTANCE OF 55.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 4TH STREET AS DEDICATED IN SAID PLAT OF W&T TRACTS;  
THENCE SOUTH 20°41'45" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 273.53 FEET TO THE POINT OF BEGINNING;

EXCEPTING THAT PORTION DEDICATED FOR THE RIGHT-OF-WAY OF 5TH STREET AS DEDICATION IN SAID PLAT OF W&T TRACTS.

THIS PROPERTY CONTAINS AN AREA OF 315,037 SQUARE FEET, OR 7.23 ACRES, MORE OR LESS.

THE BOUNDARY OF THIS PROPERTY AND THE BASIS OF BEARING ARE DESCRIBED AS SHOWN ON SURVEY NO. 28866, CLACKAMAS COUNTY SURVEY RECORDS.



RENEWS 6/30/22

**RIVIANNA BEACH**  
**OUTLOT B**

THAT PROPERTY, PARTS OF WHICH ARE LOCATED WITHIN TRACTS 5, 7, 8, AND 13 OF THE PLAT OF WILLAMETTE & TUALATIN (W&T) TRACTS RECORDED SEPTEMBER 3, 1908 IN BOOK 7, PAGE 29 OF CLACKAMAS COUNTY PLAT RECORDS AND ALSO BEING CLACKAMAS COUNTY PLAT NO. 198, SAID PLAT BEING REFERRED TO HENCEFORTH AS THE W&T TRACTS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35 AND THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, BOTH WITHIN TOWNSHIP 2 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN AND IN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 1 AND THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER ON SECTION 2, BOTH WITHIN TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, AND LOCATED IN THE CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON, SAID PROPERTY DESCRIBED SPECIFICALLY AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF 4<sup>TH</sup> ST LINE, AS DEDICATED IN THE PLAT OF W&T TRACTS, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT D, BLOCK 5 OF SAID W&T TRACTS, SAID POINT BEARING SOUTH 20°41'45" EAST, 50.86 FEET FROM THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 20°41'45" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 136.28 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 4TH AVENUE AS DEDICATED IN SAID PLAT OF W&T TRACTS;

THENCE SOUTH 69°14'12" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE WESTERY EXTENSION THEREOF A DISTANCE OF 458.32 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 5<sup>TH</sup> STREET;

THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 20°41'40" EAST A DISTANCE OF 19.77 FEET;

THENCE SOUTH 69°14'12" WEST A DISTANCE OF 567.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 4<sup>TH</sup> AVENUE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 20°41'29" WEST 6.52 FEET; THENCE

THENCE NORTH 46°52'03" EAST, A DISTANCE OF 395.61 FEET;


THENCE NORTH 69°19'34" EAST, A DISTANCE OF 660.16 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION DEDICATED FOR THE RIGHT-OF-WAY OF 5TH STREET AS DEDICATION IN SAID PLAT OF W&T TRACTS.

THIS PROPERTY CONTAINS AN AREA OF 118,753 SQUARE FEET, OR 2.73 ACRES, MORE OR LESS.

THE BOUNDARY OF THIS PROPERTY AND THE BASIS OF BEARING ARE DESCRIBED AS SHOWN ON SURVEY NO. 28866, CLACKAMAS COUNTY SURVEY RECORDS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
JUNE 13, 2008  
CHRISTOPHER C. SHERBY  
74508PLS

RENEWS 6/30/22

**RIVIANNA BEACH**  
**OUTLOT C**

THAT PROPERTY, PARTS OF WHICH ARE LOCATED WITHIN TRACTS 6, 7, AND 13 THROUGH 15 OF THE PLAT OF WILLAMETTE & TUALATIN TRACTS RECORDED SEPTEMBER 3, 1908 IN BOOK 7, PAGE 29 OF CLACKAMAS COUNTY PLAT RECORDS AND ALSO BEING CLACKAMAS COUNTY PLAT NO. 198, SAID PLAT BEING REFERRED TO HENCEFORTH AS THE W&T TRACTS, LOCATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 1 AND THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER ON SECTION 2, BOTH WITHIN TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, AND LOCATED IN THE CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON, SAID PROPERTY DESCRIBED SPECIFICALLY AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF LOT A OF TRACT 6 OF SAID PLAT OF W&T TRACTS, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 4TH STREET (BEING 30.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES, THEN CENTERLINE THEREOF;

THENCE SOUTH 20°41'45" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 519.07 FEET TO THE SOUTHEASTERLY LINE OF TRACT 6 OF SAID PLAT OF W&T TRACTS;

THENCE SOUTH 55°57'27" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 6, A DISTANCE OF 398.43 FEET TO THE MOST SOUTHERLY CORNER THEREOF, SAID POINT BEING ON THE MOST EASTERLY, NORTHEAST LINE OF SAID AMBROSE FIELDS DONATION LAND CLAIM, WHICH IS ALSO THE SOUTHWEST LINE OF SAID ROBERT MOORE DONATION LAND CLAIM;

THENCE SOUTH 56°01'38" WEST, A DISTANCE OF 308.77 FEET TO THE MOST EASTERLY CORNER OF TRACT 15 OF SAID PLAT OF W&T TRACTS;

THENCE SOUTH 55°57'18" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 15, ALONG THE SOUTHEASTERLY END TO THAT RIGHT-OF-WAY DEDICATED IN SAID PLAT OF W&T TRACTS, NOW VACATED IN THE CITY OF WEST LINN ORDINANCE NO. 835 AND RECORDED DECEMBER 31, 1970 IN DOCUMENT NO. 70-28678, SAID DEED RECORDS, AND ALONG THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO PUBLISHERS PAPER CO. BY WARRANTY DEED RECORDED DECEMBER 31, 1970 IN DOCUMENT NO. 70-28677, SAID DEED RECORDS, A DISTANCE OF 714.95 FEET TO THE NORTHEASTERLY LINE OF THAT RIGHT-OF-WAY OF 7TH STREET AS DEDICATED TO THE CITY OF WEST LINN BY A STREET DEDICATION RECORDED DECEMBER 31, 1970 IN DOCUMENT NO. 70-28681, SAID DEED RECORDS;

THENCE NORTH 33°34'53" WEST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE AS DEDICATED IN SAID DOCUMENT NO. 70-28681, A DISTANCE OF 422.47 FEET TO A RE-ENTRANT CORNER IN SAID RIGHT-OF-WAY DEDICATION;

THENCE NORTH 54°49'07" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE AS DEDICATED IN SAID DOCUMENT NO. 70-28681, A DISTANCE OF 158.08 FEET TO THE MOST NORTHERLY, SOUTHEAST CORNER THEREOF;



THENCE NORTH 20°41'29" WEST, ALONG THE MOST NORTHERLY, EAST RIGHT-OF-WAY LINE AS DEDICATED IN SAID DOCUMENT NO. 70-28681 AND ALONG THE EASTERLY LINE OF 7TH STREET AS DEDICATED ON SAID PLAT OF W&T TRACTS, A DISTANCE OF 61.97 FEET TO THE MOST WESTERLY, SOUTHWEST CORNER OF TRACT 14 OF SAID PLAT OF W&T TRACTS;

THENCE NORTH 54°49'07" EAST, ALONG THE MOST WESTERLY, SOUTHEAST LINE OF SAID TRACT 14, A DISTANCE OF 10.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE ADDITIONAL RIGHT-OF-WAY DEDICATION ALONG 7TH STREET TO THE CITY OF WEST LINN IN SAID DOCUMENT NO. 70-269 AND REFERRED TO THEREIN AS PARCEL III;

THENCE NORTH 20°41'29" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ADDITIONAL DEDICATION ALONG 7TH STREET A DISTANCE OF 339.79 FEET TO THE NORTHWEST CORNER OF LOT B OF TRACT 14 OF SAID PLAT OF W&T TRACTS, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 4TH AVENUE (BEING 20.00 FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE THEREOF);

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 69°14'12" EAST A DISTANCE OF 299.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 4TH AVENUE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 20°41'29" A DISTANCE OF 20.00 FEET;

THENCE NORTH 69°14'12" EAST A DISTANCE OF 567.63 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 5TH STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 20°41'40" EAST A DISTANCE OF 30.23 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 4TH AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 69°14'12" EAST 448.32 FEET TO THE **POINT OF BEGINNING**.

THIS PROPERTY CONTAINS AN AREA OF 957,872 SQUARE FEET, OR 22.00 ACRES, MORE OR LESS.

THE BOUNDARY OF THIS PROPERTY AND THE BASIS OF BEARING ARE DESCRIBED AS SHOWN ON SURVEY NO. 28866, CLACKAMAS COUNTY SURVEY RECORDS.



RENEWS 6/30/22

**Rivianna Beach**  
**Outlot D**

That property, parts of which are located within the northwest one-quarter of the northwest one-quarter of Section 1 and the northeast one-quarter of the northeast one-quarter on Section 2, both within Township 3 South, Range 1 East of the Willamette Meridian, and located in the City of West Linn, Clackamas County, Oregon, said property described specifically as follows:

Beginning at a point on the northeast line of said Ambrose Fields Donation Land Claim No. 52, which is also the southwest line of said Robert Moore Donation Land Claim No. 54, both within Township 3 South, Range 1 East of the Willamette Meridian, said point being at the most southerly corner of Tract 6 of said plat of W&T Tracts, said point of beginning bearing South 36°16'32" East, a distance of 1046.62 feet from the most easterly, northeast corner of said Ambrose Fields Donation Land Claim, which is also said most westerly, northwest corner of said Robert Moore Donation Land Claim;

Thence from said point of beginning, South 36°16'32" East, along said Donation Land Claim line, a distance of 166.00 feet, more or less, to the ordinary high water line of the northwesterly bank of the Willamette River;

Thence Southwesterly, along said ordinary high water line, a distance of 88 feet, more or less, to the northwesterly line of that tract of land conveyed to the West Linn Paper Properties Company by a Statutory Special Warranty Deed recorded April 4, 1997 in Document No. 97-024884, said deed records and referred to as Parcel IV therein;

Thence South 55°55'11" West, along the northwesterly line of said West Linn Paper Properties Company tract, a distance of 18.5 feet, more or less, to said ordinary high water line;

Thence Southwesterly, along said ordinary high water line, a distance of 200 feet, more or less, to the southwesterly line of that tract of land conveyed to Publishers' Paper Co. by deed recorded April 25, 1949 in Book 418, Page 408, said deed records, and referred to as Parcel V therein;

Thence North 37°11'42" West, along the southwesterly line of said Publishers' Paper Co. tract, a distance of 183 feet, more or less, to the most easterly corner of Tract 15 of said plat of W&T Tracts;

Thence North 56°01'38" East, a distance of 308.77 feet to the point of beginning.

This property contains an area of approximately 52,032 square feet, or 1.19 acres, more or less.

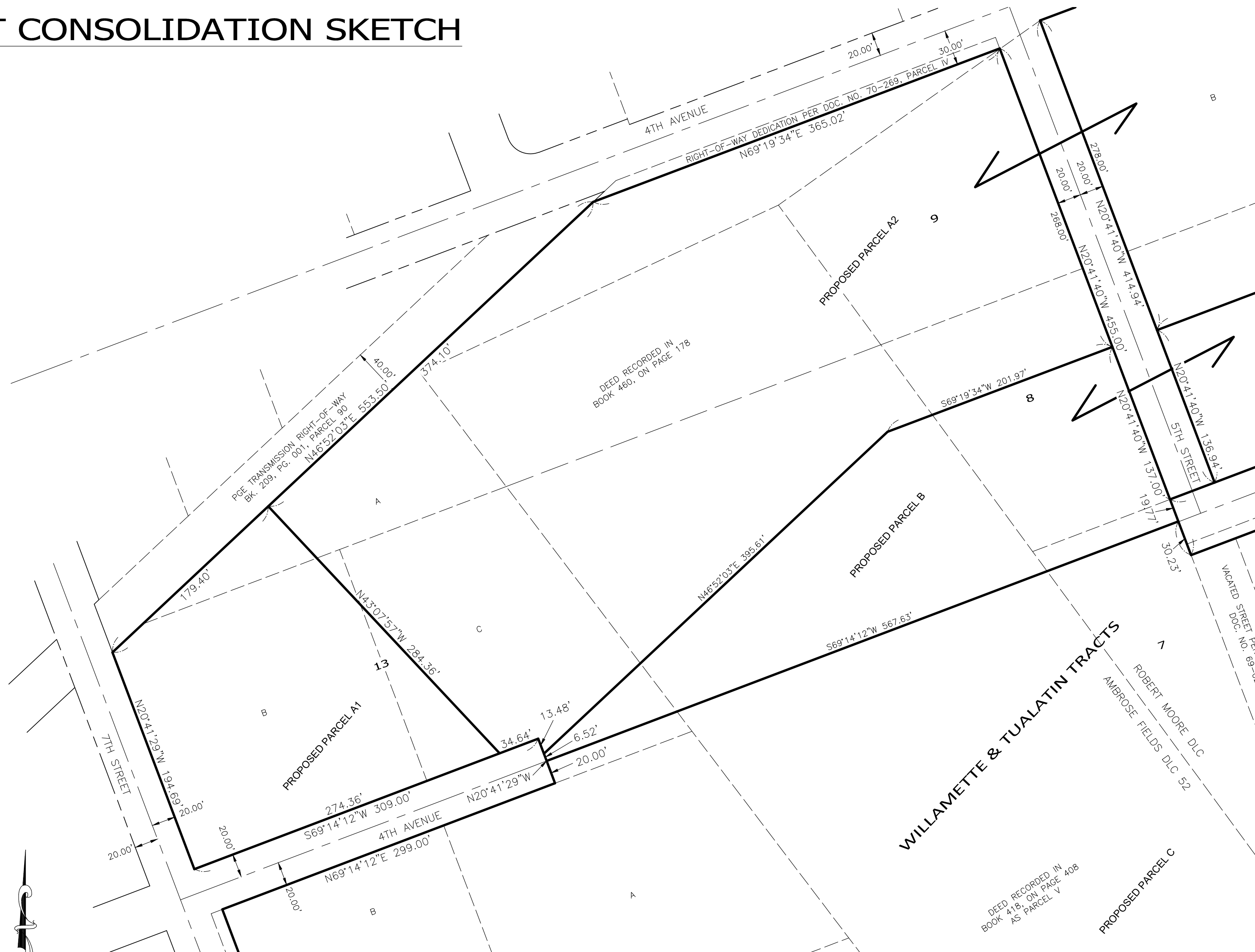
The boundary of this property and the basis of bearing are described as shown on Survey No. 28866, Clackamas County Survey Records.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 13, 2008  
CHRISTOFER C. SHERBY  
74508PLS

RENEWS 6/30/22

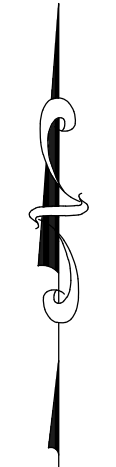
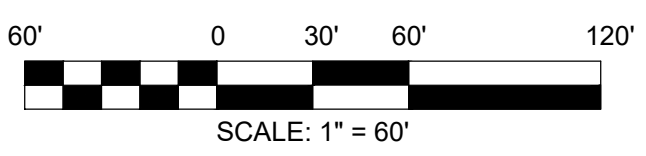
# LOT CONSOLIDATION SKETCH



SEE SHEET 2

SEE SHEET 3

SHEET 1 OF 4



**S&F Land Services**

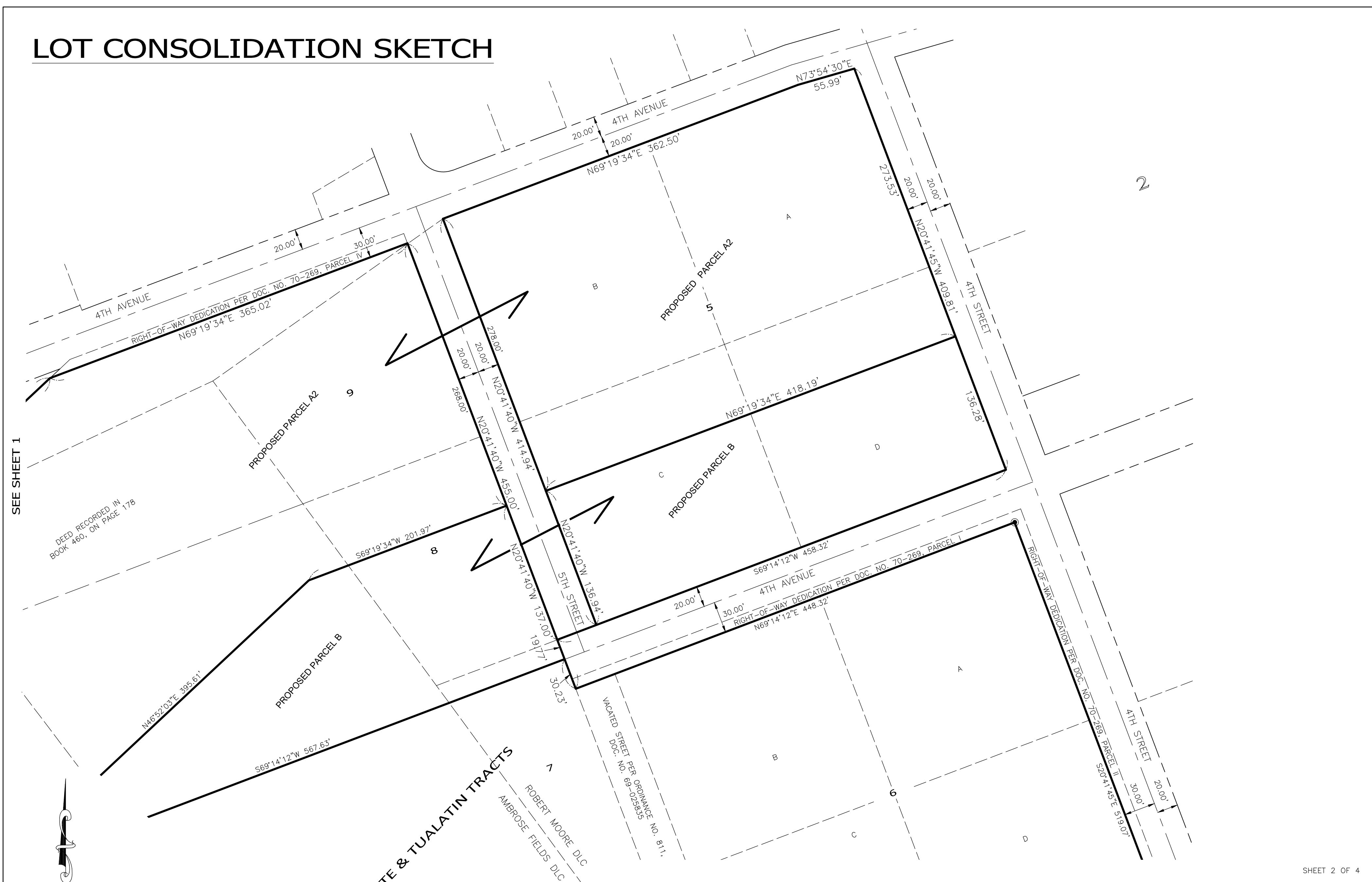
PORTLAND, VANCOUVER, BEND, SEASIDE  
 4858 SW SCHOLLS FERRY RD.  
 STE A, PORTLAND, OR 97225  
 (503) 345-0328

WWW.SFLANDS.COM	EMAIL: INFO@SFLANDS.COM			
DATE	JOB NO.	FIELD	DRAWN	CHECKED
APRIL 11, 2022	2020-284-01	BV	BRD	CCS

SURVEY FOR:  
**SCHULTZ DEVELOPMENT GROUP**  
 LOCATED IN THE NW 1/4 OF SECTION 01  
 AND THE NE 1/4 OF SECTION 02 OF T.03S, R.01E  
 AND IN THE SE 1/4 OF SECTION 35 AND THE SW 1/4 OF  
 SECTION 36 OF T.02S, R.01E  
 OF THE WILLAMETTE MERIDIAN  
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

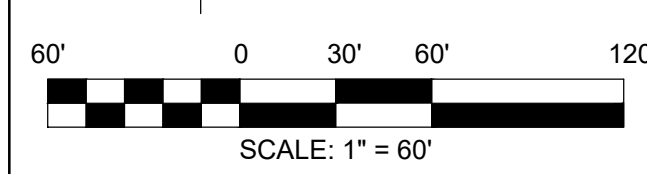
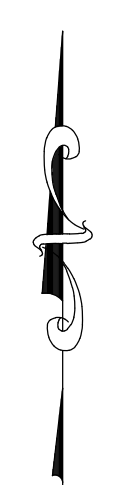


# LOT CONSOLIDATION SKETCH



SEE SHEET 1

DEED RECORDED IN  
BOOK 460, ON PAGE 178



WILLAMETTE & TUALATIN TRACTS  
ROBERT MOORE DLC  
AMBROSE FIELDS DLC 52

SEE SHEET 4

SHEET 2 OF 4



PORTLAND, VANCOUVER, BEND, SEASIDE  
4858 SW SCHOLLS FERRY RD.  
STE A, PORTLAND, OR 97225  
(503) 345-0328

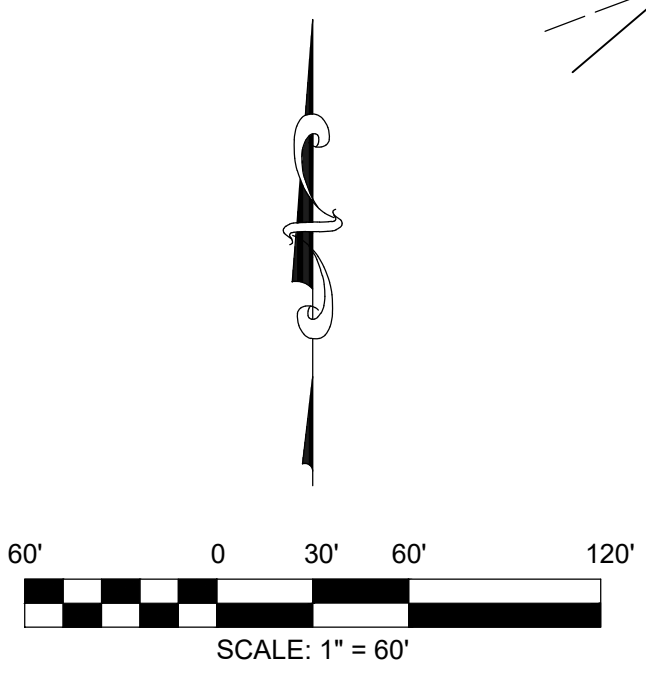
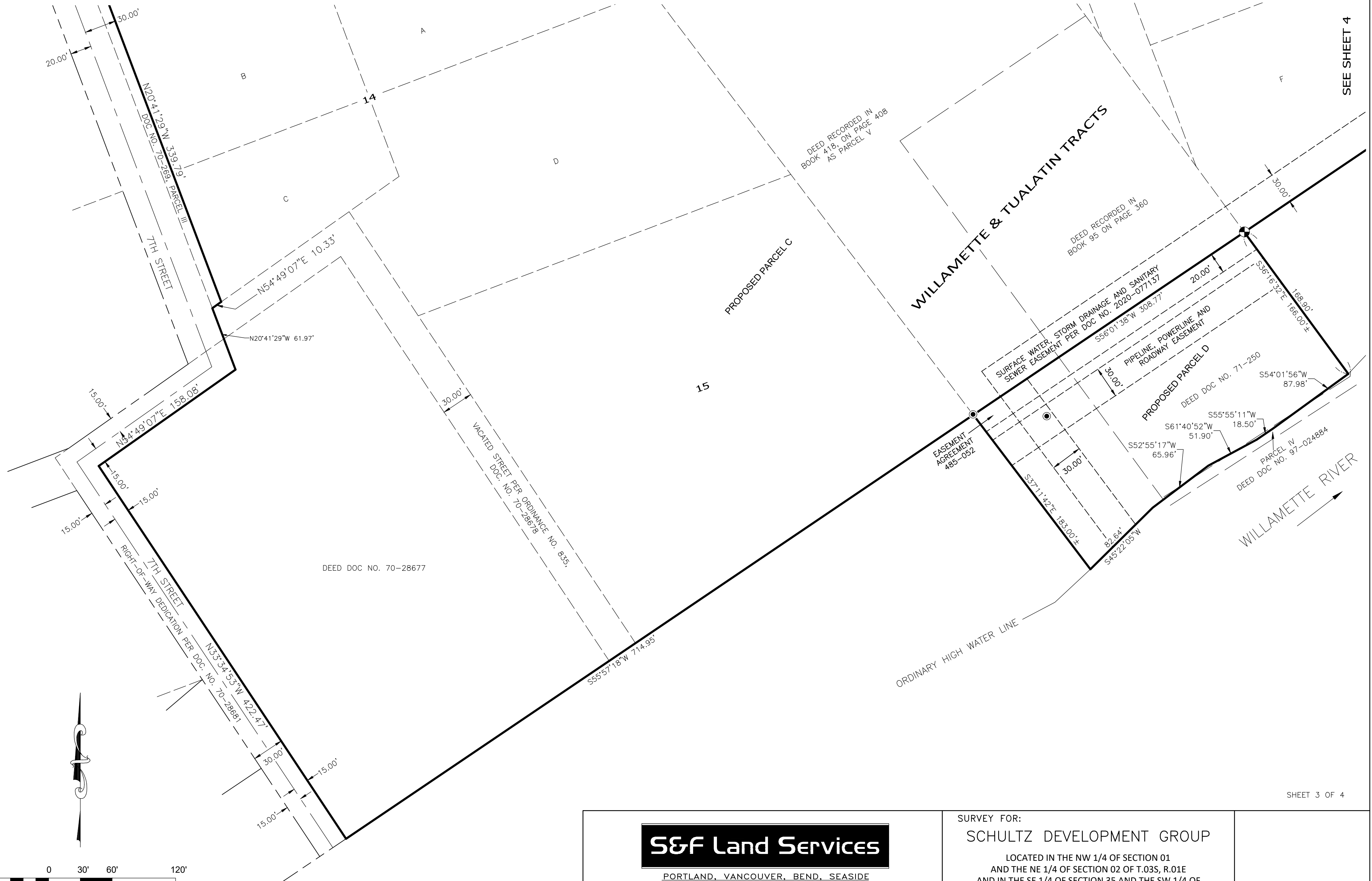
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DATE	JOB NO.	FIELD	DRAWN	CHECKED
APRIL 11, 2022	2020-284-01	BV	BRD	CCS

SURVEY FOR:  
**SCHULTZ DEVELOPMENT GROUP**  
LOCATED IN THE NW 1/4 OF SECTION 01  
AND THE NE 1/4 OF SECTION 02 OF T.03S, R.01E  
AND IN THE SE 1/4 OF SECTION 35 AND THE SW 1/4 OF  
SECTION 36 OF T.02S, R.01E  
OF THE WILLAMETTE MERIDIAN  
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

# LOT CONSOLIDATION SKETCH

SEE SHEET 1

SEE SHEET 4



SHEET 3 OF 4

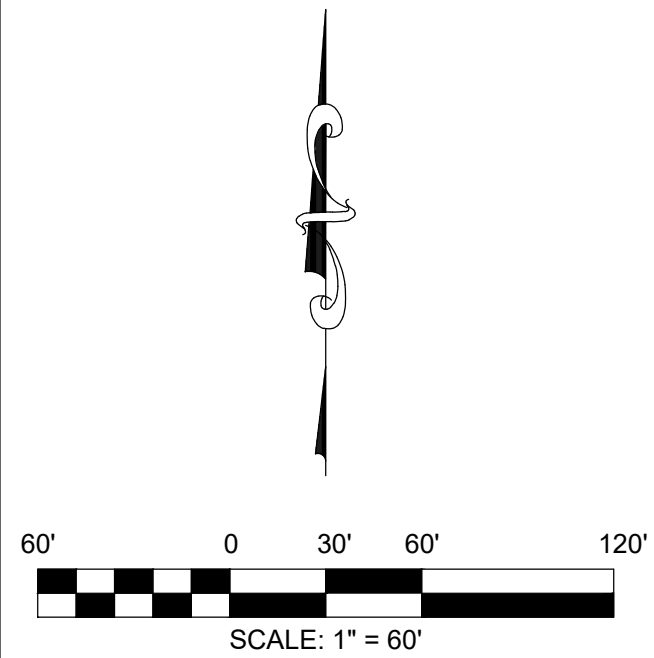


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 SECTION 36 OF T.02S, R.01E  
 OF THE WILLAMETTE MERIDIAN  
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

# LOT CONSOLIDATION SKETCH



SEE SHEET 3

SEE SHEET 1

SEE SHEET 2

SHEET 4 OF 4

**S&F Land Services**

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 OF THE WILLAMETTE MERIDIAN  
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



**LEGAL DESCRIPTION**  
**EXISTING LEGAL LOTS OF RECORD**

REAL PROPERTY LOCATED IN THE NW 1/4 OF SECTION 01 AND THE NE 1/4 OF SECTION 02 OF T.03S, R.01E AND IN THE SE 1/4 OF SECTION 35 AND THE SW 1/4 OF SECTION 36 OF T.02S, R.01E OF THE WILLAMETTE MERIDIAN AND BEING A PORTION OF TRACTS 5, 6, 7, 8, 9, 13, 14 AND 15 OF THE PLAT OF WILLAMETTE & TUALATIN TRACTS, CLACKAMAS COUNTY PLAT RECORDS AND THOSE TRACTS OF LANDS DESCRIBED IN BOOK 418 ON PAGE 408, BOOK 460 ON PAGE 178, AND IN DEED DOCUMENT 70-028677, CLACKAMAS COUNTY DEED RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 1:**

LOT B OF TRACT 13 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
CONTAINS 43,232 SQ FT OR 0.99 ACRES, MORE OR LESS.

**TRACT 2:**

LOT A OF TRACT 13 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
CONTAINS 19,556 SQ FT OR 0.45 ACRES, MORE OR LESS.

**TRACT 3**

LOT C OF TRACT 13 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
CONTAINS 42,167 SQ FT OR 0.97 ACRES, MORE OR LESS.

**TRACT 4**

TRACT 9 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
CONTAINS 56,863 SQ FT OR 1.31 ACRES, MORE OR LESS.  
EXCEPTING THAT PORTION OF SAID TRACT 9 DEDICATED FOR RIGHT-OF-WAY PURPOSES IN DOCUMENT NUMBER 07-269, PARCEL IV.

**TRACT 5**

THAT TRACT OF LAND DESCRIBED IN BOOK 418 ON PAGE 178, CLACKAMAS COUNTY DEED RECORDS.  
TOGETHER WITH THAT TRACT OF LAND DESCRIBED IN AS PARCEL V IN BOOK 408 ON PAGE 408, CLACKAMAS COUNTY DEED RECORDS.  
ALSO TOGETHER WITH THAT TRACT OF LAND DESCRIBED IN BOOK 095 ON PAGE 360, CLACKAMAS COUNTY DEED RECORDS.  
CONTAINS 392,034 SQ FT OR 9.00 ACRES, MORE OR LESS.

**TRACT 6**

TRACT 8 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
CONTAINS 31,636 SQ FT OR 0.73 ACRES, MORE OR LESS.

**TRACT 7**

LOT B OF TRACT 5 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
CONTAINS 43,376 SQ FT OR 1.00 ACRES, MORE OR LESS.

**TRACT 8**

LOT A OF TRACT 5 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
CONTAINS 43,217 SQ FT OR 0.99 ACRES, MORE OR LESS.

**TRACT 9**

LOT C OF TRACT 5 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
CONTAINS 43,377 SQ FT OR 1.00 ACRES, MORE OR LESS.

**TRACT 10**

LOT D OF TRACT 5 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
CONTAINS 43,343 SQ FT OR 1.00 ACRES, MORE OR LESS.

**TRACT 11**

LOT B OF TRACT 14 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
CONTAINS 41,591 SQ FT OR 0.95 ACRES, MORE OR LESS.

**TRACT 12**

LOT A OF BLOCK 14 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
CONTAINS 53,085 SQ FT OR 1.22 ACRES, MORE OR LESS.

**TRACT 13**

TRACT 7 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
TOGETHER WITH THAT PORTION OF THE STREET VACATION ORDINANCE NUMBER 81, AS RECORDED IN  
DOCUMENT NUMBER 69-025835 CLACKAMAS COUNTY DEED RECORDS, THAT TRACT 7 IS ENTITLED TO.  
CONTAINS 35,926 SQ FT OR 0.82 ACRES, MORE OR LESS.

**TRACT 14**

LOT B OF TRACT 6 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
TOGETHER WITH THAT PORTION OF THE STREET VACATION ORDINANCE NUMBER 81, AS RECORDED IN  
DOCUMENT NUMBER 69-025835 CLACKAMAS COUNTY DEED RECORDS, THAT LOT B IS ENTITLED TO.  
EXCEPTING THAT PORTION OF SAID LOT B DEDICATED FOR RIGHT-OF-WAY PURPOSES IN DOCUMENT  
NUMBER 70-269, PARCEL I, CLACKAMAS COUNTY DEED RECORDS.  
CONTAINS 46,288 SQ FT OR 1.06 ACRES, MORE OR LESS.

**TRACT 15**

LOT A OF TRACT 6 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
EXCEPTING THAT PORTION OF SAID LOT A DEDICATED FOR RIGHT-OF-WAY PURPOSES IN DOCUMENT  
NUMBER 70-269 PARCELS I AND II, CLACKAMAS COUNTY DEED RECORDS.  
CONTAINS 40,231 SQ FT OR 0.92 ACRES, MORE OR LESS.

**TRACT 16**

LOT C OF TRACT 14 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
TOGETHER WITH PORTION OF THE STREET VACATION ORDINANCE NUMBER 835, AS RECORDED IN DOCUMENT NUMBER 70-028678, CLACKAMAS COUNTY DEED RECORDS, THAT LOT C IS ENTITLED TO.  
CONTAINS 23,220 SQ FT OR 0.53 ACRES, MORE OR LESS.

**TRACT 17**

LOT D OF TRACT 14 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
TOGETHER WITH THAT PORTION OF THE STREET VACATION ORDINANCE NUMBER 835, AS RECORDED IN DOCUMENT NUMBER 70-028678, CLACKAMAS COUNTY DEED RECORDS, THAT LOT D IS ENTITLED TO.  
CONTAINS 72,969 SQ FT OR 1.68 ACRES, MORE OR LESS.

**TRACT 18**

LOT C OF TRACT 6 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
TOGETHER WITH THAT PORTION OF THE STREET VACATION ORDINANCE NUMBER 811, AS RECORDED IN DOCUMENT NUMBER 69-025835, CLACKAMAS COUNTY DEED RECORDS, THAT LOT C IS ENTITLED TO.  
CONTAINS 48,583 SQ FT OR 1.12 ACRES, MORE OR LESS.

**TRACT 19**

LOT D OF TRACT 6 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
EXCEPTING THAT PORTION OF SAID LOT D DEDICATED FOR RIGHT-OF-WAY PURPOSES IN DOCUMENT NUMBER 70-269, PARCEL II., CLACKAMAS COUNTY DEED RECORDS.  
CONTAINS 42,223 SQ FT OR 0.97 ACRES, MORE OR LESS.

**TRACT 20**

THAT TRACT OF LAND AS DESCRIBED IN DEED DOCUMENT NUMBER 70-028677, CLACKAMAS COUNTY DEED RECORDS.  
TOGETHER WITH PORTION OF THE STREET VACATION ORDINANCE 835, AS RECORDED IN DOCUMENT NUMBER 70-028678, CLACKAMAS COUNTY DEED RECORDS, THAT SAID TRACT IS ENTITLED TO.  
CONTAINS 140,868 SQ FT OR 3.23 ACRES, MORE OR LESS.

**TRACT 21**

TRACT 15 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
TOGETHER WITH PORTION OF THE STREET VACATION ORDINANCE 835, AS RECORDED IN DOCUMENT NUMBER 70-028678, CLACKAMAS COUNTY DEED RECORDS, THAT SAID TRACT 15 IS ENTITLED TO.  
CONTAINS 128,513 SQ FT OR 2.95 ACRES, MORE OR LESS.

**TRACT 22**

LOT F OF TRACT 6 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
TOGETHER WITH THAT PORTION OF THE STREET VACATION ORDINANCE NUMBER 811, AS RECORDED IN DOCUMENT NUMBER 69-025835, CLACKAMAS COUNTY DEED RECORDS, THAT LOT F IS ENTITLED TO.  
CONTAINS 37,892 SQ FT OR 0.87 ACRES, MORE OR LESS.

**TRACT 23**

LOT E OF TR OF TRACT 6 OF SAID PLAT OF WILLAMETTE & TUALATIN TRACTS.  
EXCEPTING THAT PORTION OF SAID LOT E DEDICATED FOR RIGHT-OF-WAY PURPOSES IN DOCUMENT  
NUMBER 70-269, PARCEL II., CLACKAMAS COUNTY DEED RECORDS.

CONTAINS 25,610 SQ FT OR 0.59 ACRES, MORE OR LESS.

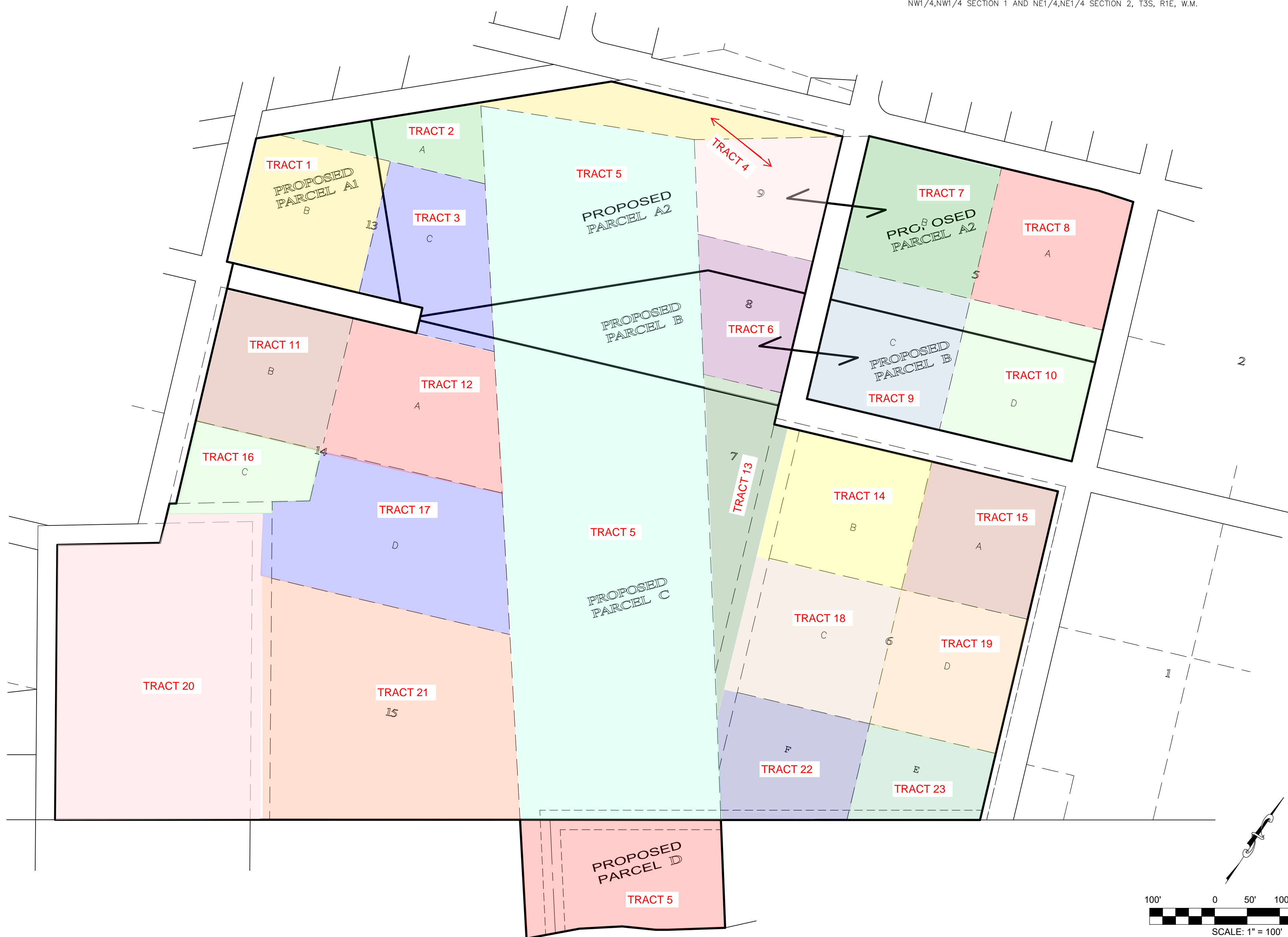


RENEWS 6/30/22

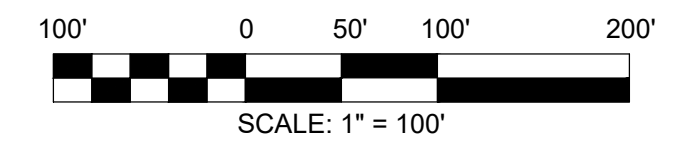


EXISTING LEGAL LOTS  
RIVIANNNA BEACH

NW1/4,NW1/4 SECTION 1 AND NE1/4,NE1/4 SECTION 2, T3S, R1E, W.M.



WILLAMETTE RIVER →

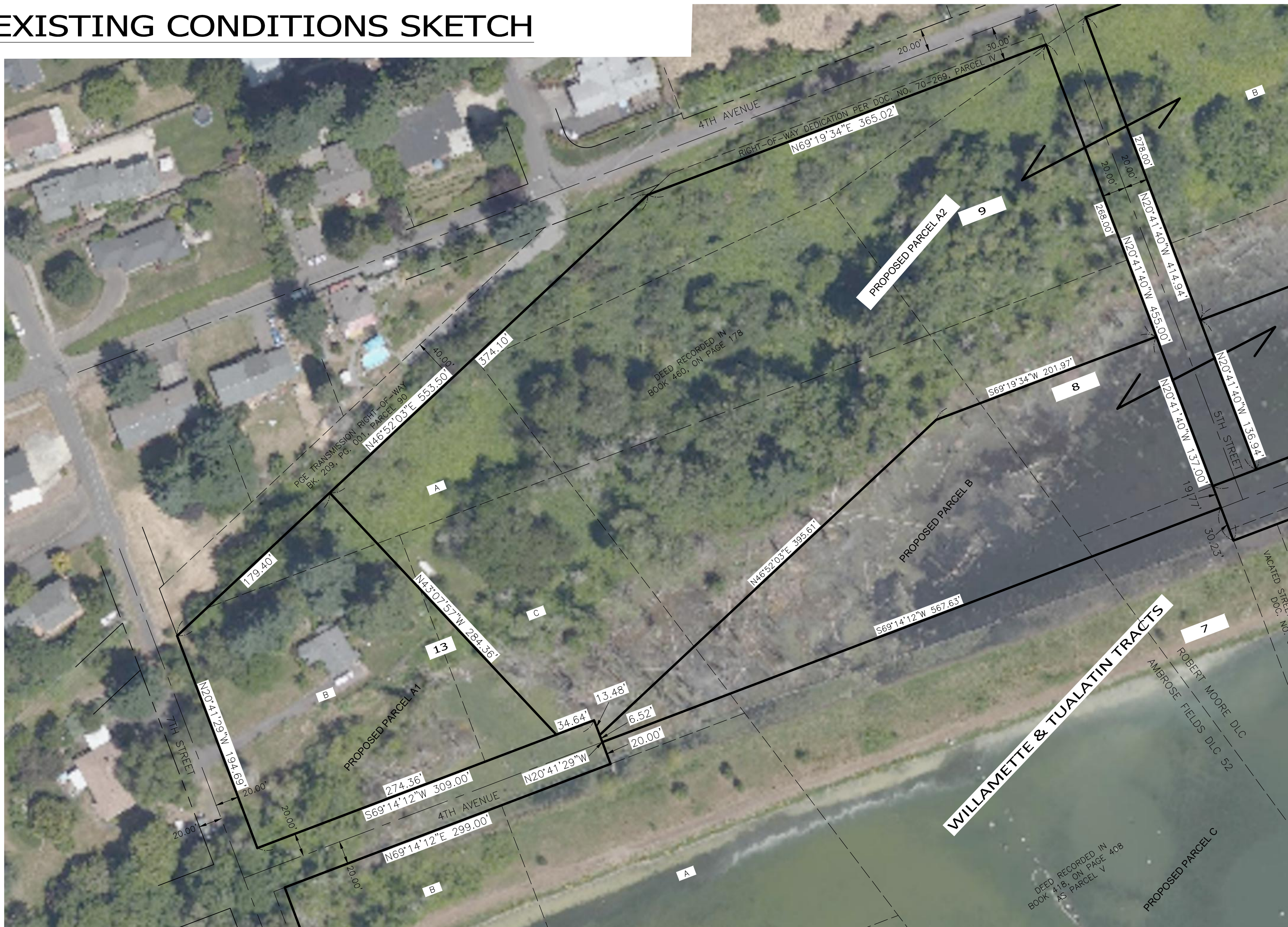


**S&F Land Services**

Date: 02/04/2022 4858 SW SCHOLLS FERRY RD. STE A, PORTLAND, OR 97225 www.sand.com  
Proj No: 20-284-01 (503) 345-0328 info@sand.com



# EXISTING CONDITIONS SKETCH

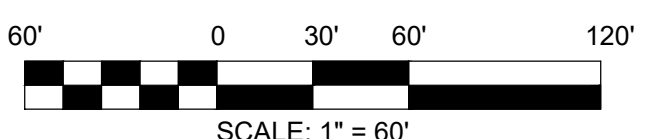


SEE SHEET 2



SEE SHEET 3

SHEET 1 OF 4



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 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JUNE 13, 2008  
 CHRISTOPHER C. SHERBY  
 74508PLS

RENEWS 6/30/22



# EXISTING CONDITIONS SKETCH

SEE SHEET 1



SEE SHEET 4



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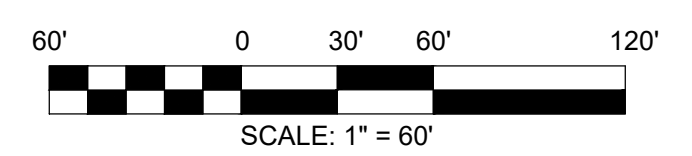


# EXISTING CONDITIONS SKETCH

SEE SHEET 1



SEE SHEET 4



SHEET 3 OF 4

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PROFESSIONAL  
LAND SURVEYOR  
*Christopher C. Sherby*  
OREGON  
JUNE 13, 2008  
CHRISTOPHER C. SHERBY  
74508PLS  
RENEWS 6/30/22

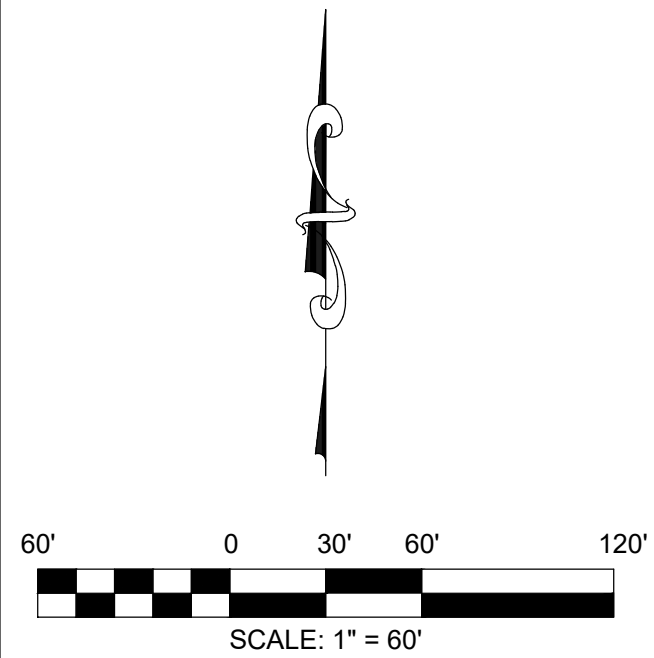


# EXISTING CONDITIONS SKETCH

SEE SHEET 2

SEE SHEET 1

SEE SHEET 3



SHEET 4 OF 4

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