

CITY OF WEST LINN
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
May 19, 2022

SUBJECT: Proposed Lot Consolidation of 23 tracts near 4th and Volpp Streets
FILE: PA-22-15
ATTENDEES: Applicant: Robert Schultz, Ben Dubin, Chris Sherby
Staff: John Floyd (Planning), Lynn Schroder (Planning) , Justin Loveland (Engineering)
Public: N/A

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Site Information

Site Address: 1317 SE 7th Street and adjacent unaddressed lands
Tax Lot No.: 31E02AA00800; 31E0200100; 31E0200401; 31E01BB00100; 31E02AA00100;
31E02AA00200
Site Area: 34 acres +/-
Neighborhood: Willamette Neighborhood Association
Comp. Plan: Commercial
Zoning: General Industrial (GI)
Zoning Overlays: N/A
Applicable CDC Chapters: Chapter 23: General Industrial (GI)
Chapter 27: Flood Management Areas
Chapter 28: Willamette and Tualatin River Protection
Chapter 32: Water Resource Area Protection
Chapter 85: General Provisions
Chapter 99: Procedures for Decision Making: Quasi-Judicial

Site Constraints

The site is constrained by multiple and overlapping natural resources as listed below. As a result, any future development of the site will likely require a combination of local, state, and federal permitting and will have a significant effect on the final site plan(s).

- FEMA 100-Year Floodplain (Most of the Site) and Floodway (along riverbank)
- Willamette River Greenway (Entire Site)
- Metro Habitat Conservation Areas – Predominantly High to Moderate Designations
- Bernert Creek and associated Riparian Corridor per Water Resource Area (WRA) Map
- Locally Significant Wetland WI-02 (largest in city per Local Wetland Inventory)

Project Details

Consolidation of 23 existing tracts into 5 new parcels. A single-family home currently exists at the northwest corner of the property. The southern portion of the property is occupied by a former industrial pond operated by the Blue Heron Paper Company.

City staff understands the project is related to cleanup plans for the site in consultation with Oregon DEQ. No information has been provided to the city regarding the future intended use of the property, which are not yet determined per statements made at the pre-application meeting. When known, City staff strongly encourage the

submittal of additional information regarding the desired future uses, or deferral of lot consolidation until time of site development so that staff may fully evaluate your existing and future proposals for compliance with all standards and help you to avoid the inadvertent creation of site complications that could prohibit or place undue burdens on the future development of permitted uses.

R-10 Zone

The northern portion of the property, roughly contiguous with the natural wetland areas and associated uplands, is zoned R-10. Proposed lots in this area must comply with dimensional requirements set forth in CDC 11.070, unless modified as part of a Planned Unit Development or Class II Variance.

General Industrial Zone

The southern portion of the property, roughly contiguous with the former industrial pond, is zoned General Industrial (GI). Proposed lots in this area must comply with dimensional requirements set forth in CDC 23.070, unless modified as part of a Planned Unit Development. Note that conditional uses in the General Industrial Zone may be subject to additional lot size requirements per CDC 23.080 and 60.070.

Street Vacation

The project site includes segments of 4th Avenue and 6th Street Right of Way that are unlikely to be developed due to the above described resource areas. Staff encourages consideration of a street vacation application prior to a property line adjustment or partition/subdivision as a means to simplify the review and final layout.

Serial Property Line Adjustment:

The pre-application request expresses a desire to consolidate 23 existing tracts into 5 parcels through a property line adjustment. This cannot occur as a single application, and would require the submittal of a sequence of property line adjustments that document each change in line, and how each proposed change meets city standards. These may be submitted as a consolidated application, and will likely be conditioned to ensure the deeds and survey are individually approved by the city and recorded in a specific order. With three deeds per PLA (transfer deed and final lot boundaries), you are likely to incur significant recording fees and administrative time.

Additionally, a Class II Variance may be required for one or more of the changes if PLA approval standards in [CDC 85.210](#) cannot be met, including the following limitations on reconfigured property lines:

- Maximum of two 45-to-90 degree turns
- Maximum of three turns less than 45 degrees

Plat Process – Two Partitions or One Subdivision

Staff believes the appropriate review path would be to reconfigure the property as a subdivision or two partition plats. This would perform the consolidation and reconfiguration in a single action with simplified legal descriptions and a visual plat map. Additionally, easements could be modified or moved, if desired or necessary. A neighborhood meeting is not required for a partition, but is required for a subdivision. Submittal requirements for partitions and subdivisions are set forth in CDC 85.160-180.

Building: For building code and ADA questions, please contact Adam Bernert at abernert@westlinnoregon.gov or 503-742-6054, or Alisha Bloomfield at 503-742-6053 or abloomfield@westlinnoregon.gov.

Engineering: For work in the right of way and utility questions, see attached notes and/or contact Justin Loveland at JLoveland@westlinnoregon.gov or 503-722-3437.

Tualatin Valley Fire & Rescue: Please contact Jason Arn at jason.arn@tvfr.com or 503-259-1510 with any questions. Note that a Service Provider Permit will need to be presented with the application in order for it to be deemed complete. <https://www.tvfr.com/399/Service-Provider-Permit>

Process: For the proposal, address the submittal requirements and standards for decision making in the Community Development Code (CDC) chapters:

- Chapter 23: General Industrial (GI)
- Chapter 27: Flood Management Areas
- Chapter 28: Willamette and Tualatin River Protection
- Chapter 32: Water Resource Area Protection
- Chapter 85: General Provisions
- Chapter 99: Procedures for Decision Making: Quasi-Judicial

N/A is not an acceptable response to the approval criteria. The submittal requirements may be waived, but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Manager and must identify the specific grounds for that waiver.

The fee for preliminary approval of a property line adjustment is \$800, per adjustment. Partitions require a \$2,800 deposit and subdivisions a \$4,200 deposit plus \$200 per lot.

Once the application and deposit/fee are submitted, the City has 30 days to determine if the application is complete or not. If the application is not complete, the applicant has 180 days to make it complete or provide written notice to staff that no other information will be provided. Once complete, the City has 120 days from the date of completeness to make a final decision on the application.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application **or provide any assurance of potential outcomes**. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required. Any changes to the CDC standards may require a different design or submittal.



CITY OF
**West
Linn**

Pre-app Comments

Project Number: PA-22-15
Proposed lot consolidation
1317 7th Street

Engineering Contact:

Justin Loveland, PE
jloveland@westlinnoregon.gov
Telephone: (503) 722-3437

Project Description: Proposed lot consolidation to combine 23 existing tracks to 5 tracks at 1317 7th Street

Pre-application meeting date: May 19, 2022

The comments provided below are based upon material provided as part of the pre-application packet and are intended to identify potential design challenges associated with the development. Comments are not intended to be exhaustive and do not preclude the engineering department from making additional comments as part of the formal land use application process.

TRANSPORTATION

Minimum Required Improvement:

- Roadway dedication for Volpp Street, based on local route standards - 60' ROW width (52' + 8').

SANITARY SEWER

Minimum Required Improvement:

- All existing sanitary easements to remain in place.
- Future sanitary services will be placed within an easement to city standards.

DOMESTIC WATER

Minimum Required Improvement:

- All existing water service easements to remain in place.
- Future water services will be placed within an easement to city standards.

SURFACE WATER (STORM SEWER)

Minimum Required Improvement:

- All existing storm water and storm sewer easements to remain in place.
- Future storm water and storm sewer facilities will be placed within an easement to city standards.

Utilities

Minimum Required Improvement:

- All utility easements to be coordinated with the appropriate utility owner.



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 7th 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 John Floyd	PROJECT NO(S). PA-22-15 5/19/22 11:00	PRE-APPLICATION NO.	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL	\$1,000

Type of Review (Please check all that apply):

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

Site Location/Address:

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

Assessor's Map No.: _____

Tax Lot(s): _____

Total Land Area: 1,495,803 SQ FT, 34.35 ACRES

Brief Description of Proposal:

COMBINING 23 EXISTING TRACTS INTO 5 TRACTS

Applicant Name:

(please print) **BEN DUBIN**
 Address: 4858 SW SCHOLLS FERRY ROAD, STE A
 City State Zip: PORTLAND, OR 97225

Phone: 503-345-0328

Email: BEN.DUBIN@SFLANDS.COM

Owner Name (required):

(please print) **SDG-2, LLC**
 Address: 2287 WEATHERHILL RD
 City State Zip: WEST LINN, OR 97068

Phone: 971-732-0347

Email: DUKE.PDX@GMAIL.COM

Consultant Name:


(please print)
 Address:
 City State Zip:

Phone:

Email:

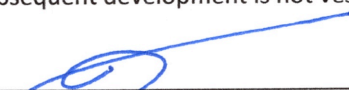
1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A decision may be reversed on appeal. The permit approval will not be effective until 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.


 Applicant's signature

04/11/2022

Date


 Owner's signature (required)

4.13.22

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 4TH 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 5TH 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 4TH 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;

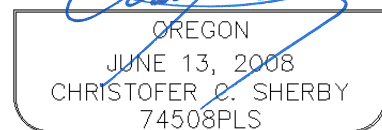
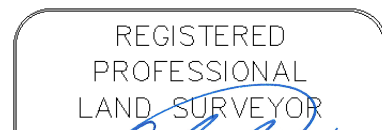
Thence Southwesterly, along said ordinary high water line, a distance of 200 feet, more or less, to the southwesterly line of that tract of land conveyed to Publishers' Paper Co. by deed recorded April 25, 1949 in Book 418, Page 408, said deed records, and referred to as Parcel V therein;

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.

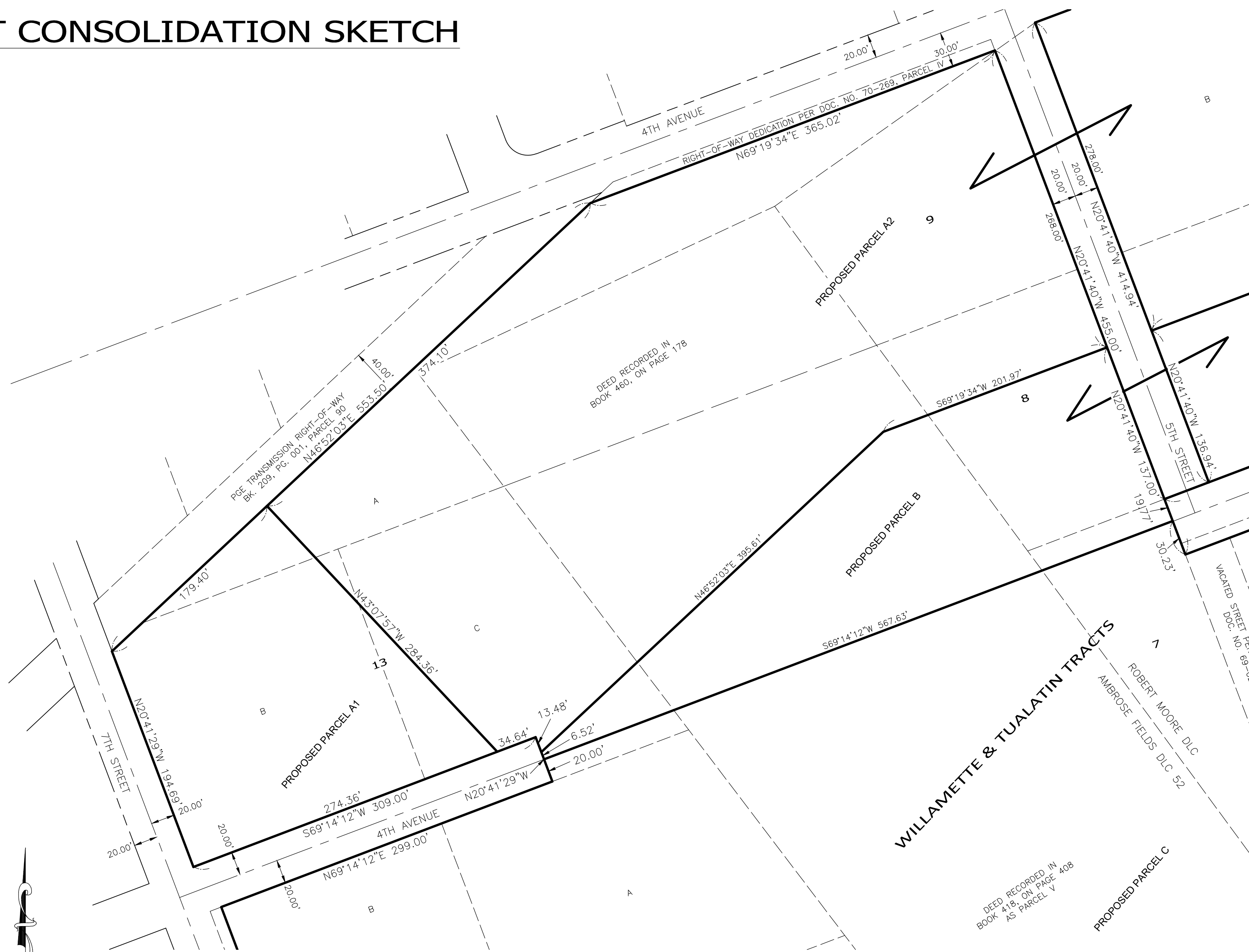
This property contains an area of approximately 52,032 square feet, or 1.19 acres, more or less.

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



RENEWS 6/30/22

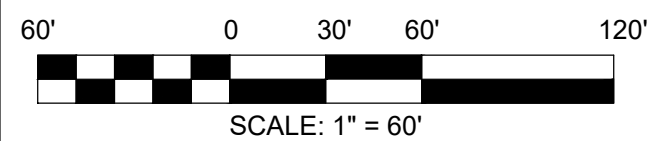
LOT CONSOLIDATION SKETCH



SEE SHEET 2

SEE SHEET 3

SHEET 1 OF 4



S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE

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(503) 345-0328

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EMAIL: INFO@SFLANDS.COM

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

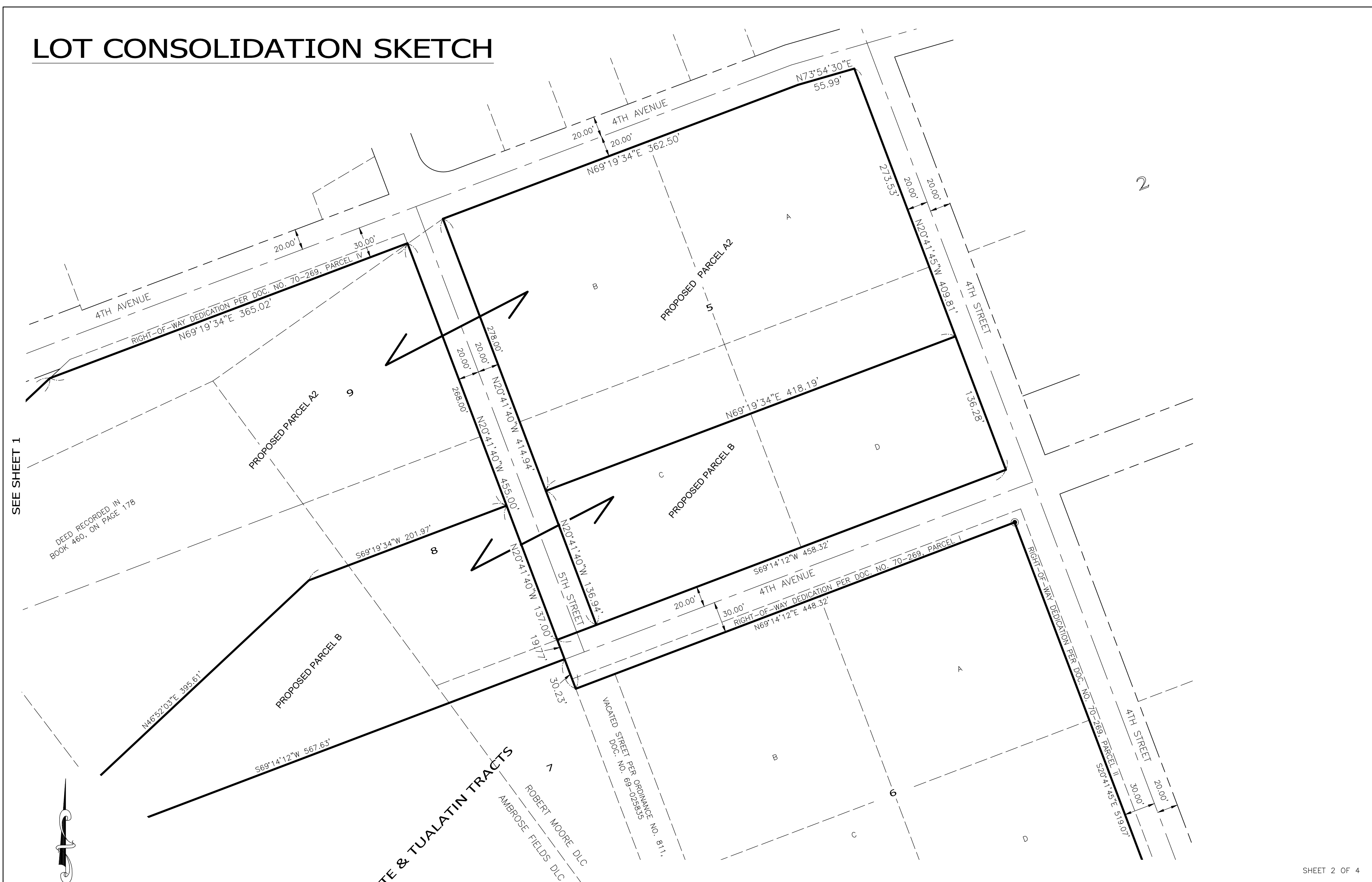
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SURVEY FOR:

SCHULTZ DEVELOPMENT GROUP

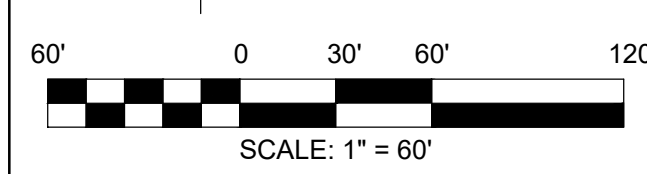
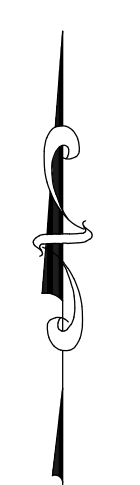
LOCATED IN THE NW 1/4 OF SECTION 01
AND THE NE 1/4 OF SECTION 02 OF T.03S, R.01E
AND IN THE SE 1/4 OF SECTION 35 AND THE SW 1/4 OF
SECTION 36 OF T.02S, R.01E
OF THE WILLAMETTE MERIDIAN
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

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



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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



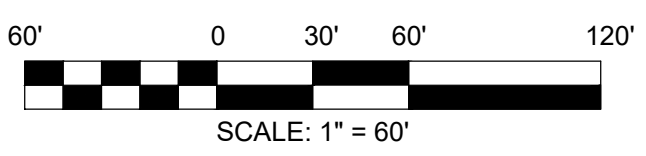
SHEET 3 OF 4



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SURVEY FOR:
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 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



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.

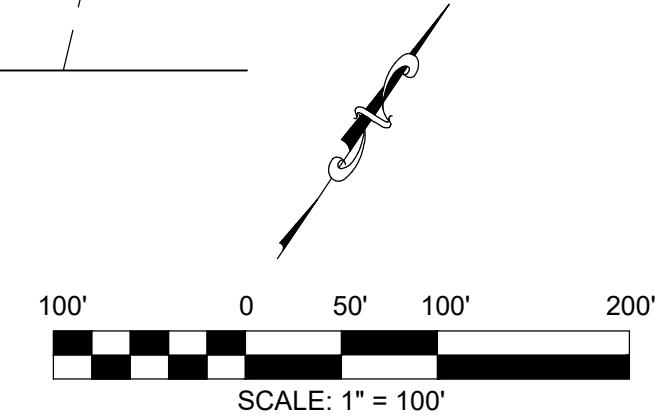
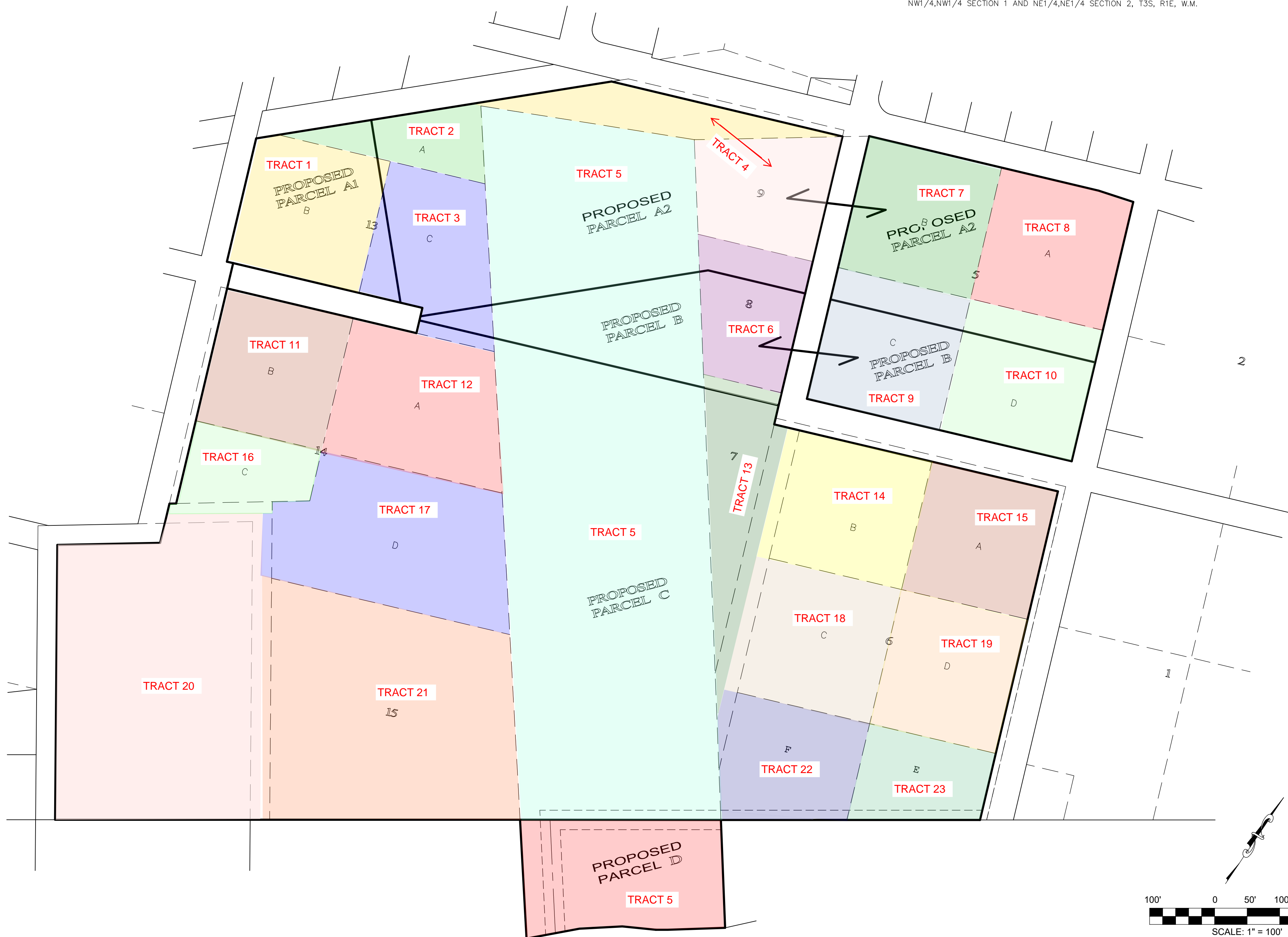
CONTAINS 25,610 SQ FT OR 0.59 ACRES, MORE OR LESS.



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.

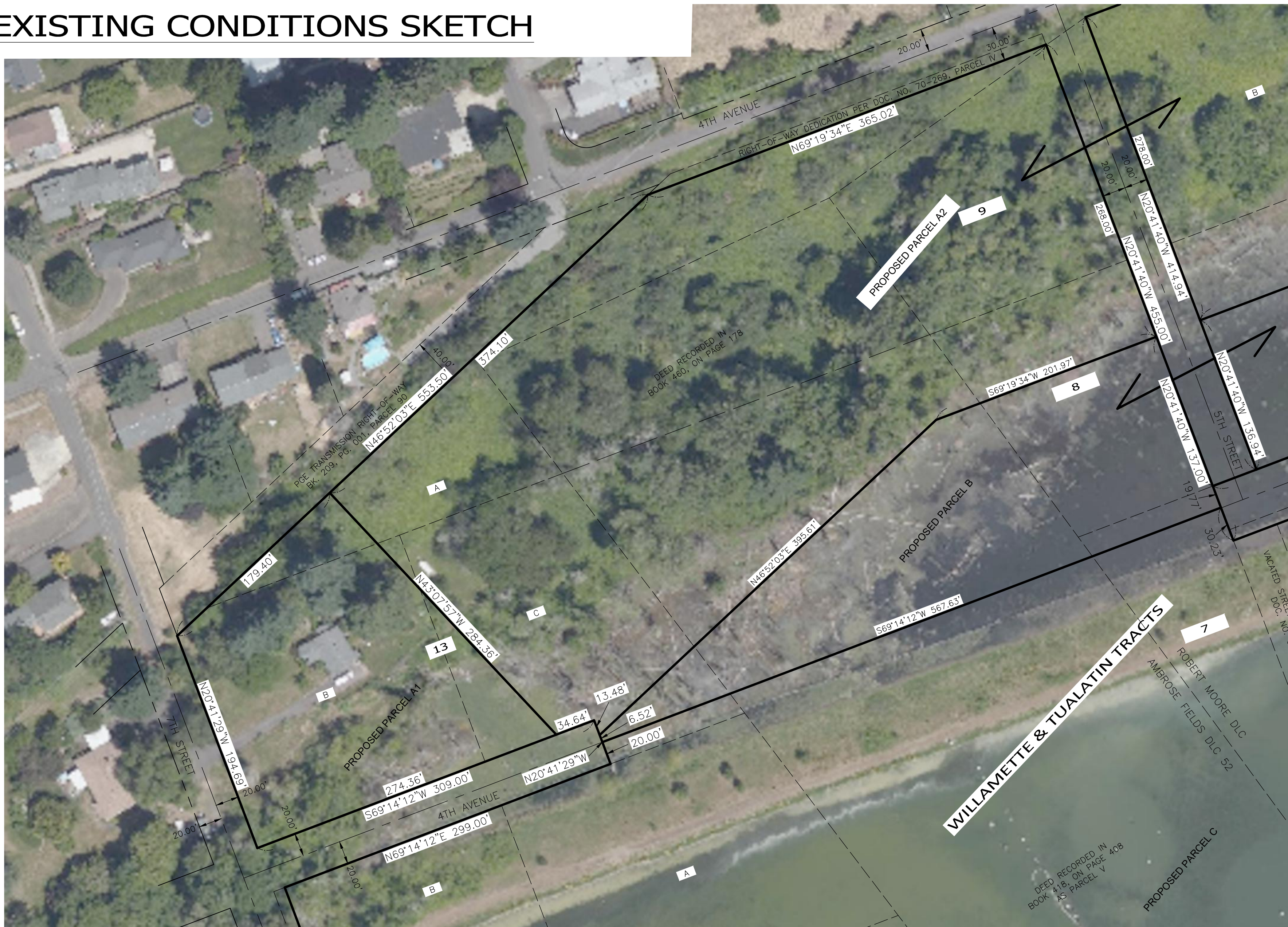


WILLAMETTE RIVER →

S&F Land Services

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

EXISTING CONDITIONS SKETCH

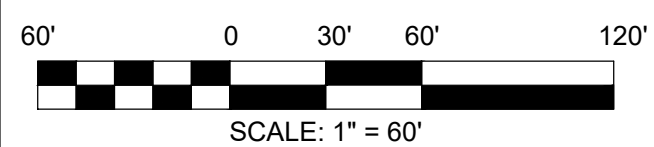


SEE SHEET 2



SEE SHEET 3

SHEET 1 OF 4



S&F Land Services

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 STE A, PORTLAND, OR 97225
 (503) 345-0328

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

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

S&F Land Services

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

WWW.SFLANDS.COM	DATE	JOB NO.	FIELD	DRAWN	CHECKED
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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

S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE
 4858 SW SCHOLLS FERRY RD.
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 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

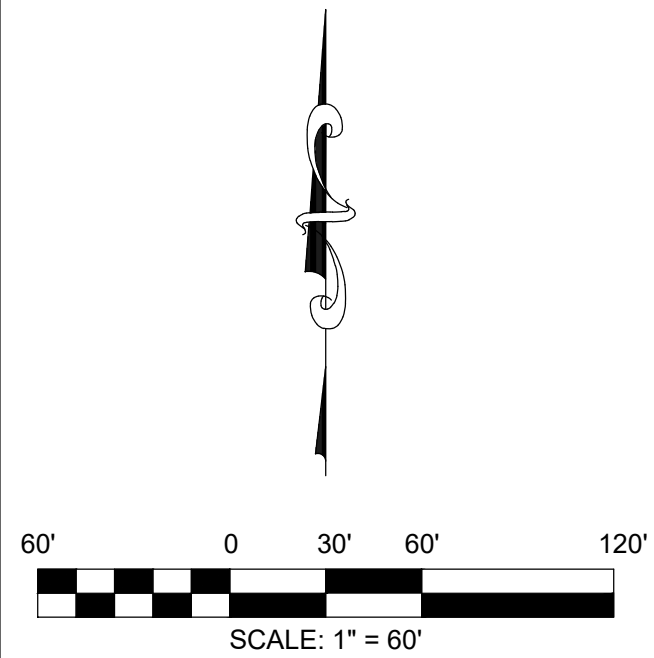
 OREGON
 JUNE 13, 2008
 CHRISTOPHER C. SHERBY
 74508PLS
 RENEWS 6/30/22

EXISTING CONDITIONS SKETCH

SEE SHEET 2

SEE SHEET 1

SEE SHEET 3



SHEET 4 OF 4

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 74508PLS
 RENEWS 6/30/22