



CITY OF West Linn

December 9, 2015

Peter Jameson
18480 Nixon Avenue
West Linn, OR 97068

SUBJECT: MIP-15-03 application for 3-Lot Minor Partition at 18480 Nixon Avenue

Dear Peter:

You resubmitted this application on October 14, 2015. The Planning Department finds that this application is still **incomplete**. The following items must be addressed:

- A • 85.160 (A) A City-wide map shall identify the site. A vicinity map covering one-quarter-mile radius from the development site shall be provided
- B/f • 85.160(D) (4). Location of the proposed division of land, with a tie to the City coordinate system, where established, and a description sufficient to define its location and boundaries, and a legal description of the tract boundaries (also per 85.170(A) (3)).
- B/c • 85.160 (E) (1) Show the location, widths, and names of all existing or platted streets and rights-of-way within or adjacent to the tract existing street and scaled width on Tentative Plan map
- C • 85.160 (E) (2) Map five foot contours for slope area from top of bank down towards the river.
- C • 85.160 (E) (5) and 55.100(B) (2). City Arborist Mike Perkins has determined that there are no significant trees on the property therefore you should ask for a waiver of this submittal requirement on those grounds.
- D • 85.160 (E) (6) Need to show existing house (Sidebar: You should anticipate a condition of approval requiring that the house must be demolished PRIOR to the final plat being recorded.)
- D • 85.160 (E) (8) Show zoning on and off site.
- D • 85.160 (E) (9) Show buildings on adjacent properties.

- D • 85.160(F)(2) The type, method, and location of any erosion prevention and sediment control measures and/or facilities in accordance with the most current version of Clackamas County's Erosion/Sedimentation Control Plans Technical Guidance Handbook....
- E • 85.170(A) (2) Statement or affidavit of ownership of the tract
- G • 85.170(A) (7) Table and calculations showing the allowable number of lots under the R-10 zone and how many lots are proposed.
- G • 85.170(A) (8) Map and table showing square footage of site comprising slopes by various classifications as identified in CDC [55.110](#)(B)(3).
- Done • Identify each of the three sheets/maps in your submittal with sheet "1 of 3", "2 of 3", "3 of 3" so we can better identify them.
- Done • Provide electronic copy of any future resubmittals

Pursuant to ORS 227.178, *"If an application for a permit, limited land use decision or zone change is incomplete, the governing body or its designee shall notify the applicant in writing of exactly what information is missing within 30 days of receipt of the application and allow the applicant to submit the missing information. The application shall be deemed complete for the purpose of subsection (1) of this section upon receipt by the governing body or its designee of:*

(a) All of the missing information;

(b) Some of the missing information and written notice from the applicant that no other information will be provided; or

(c) Written notice from the applicant that none of the missing information will be provided."

You have 180 days through March 21, 2016 to make the application complete by providing the information listed above. The application will be considered void if not completed before the 181st day.

Please contact me at 503-723-2539, or by email at pspir@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Peter Spir

Peter Spir
Associate Planner

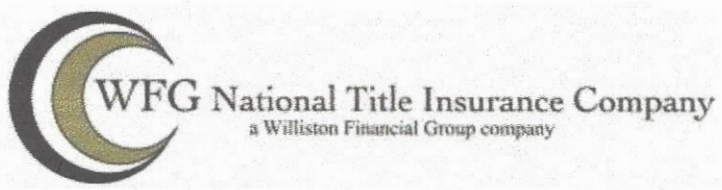
Pg 1 of 2
85.160(A)

A

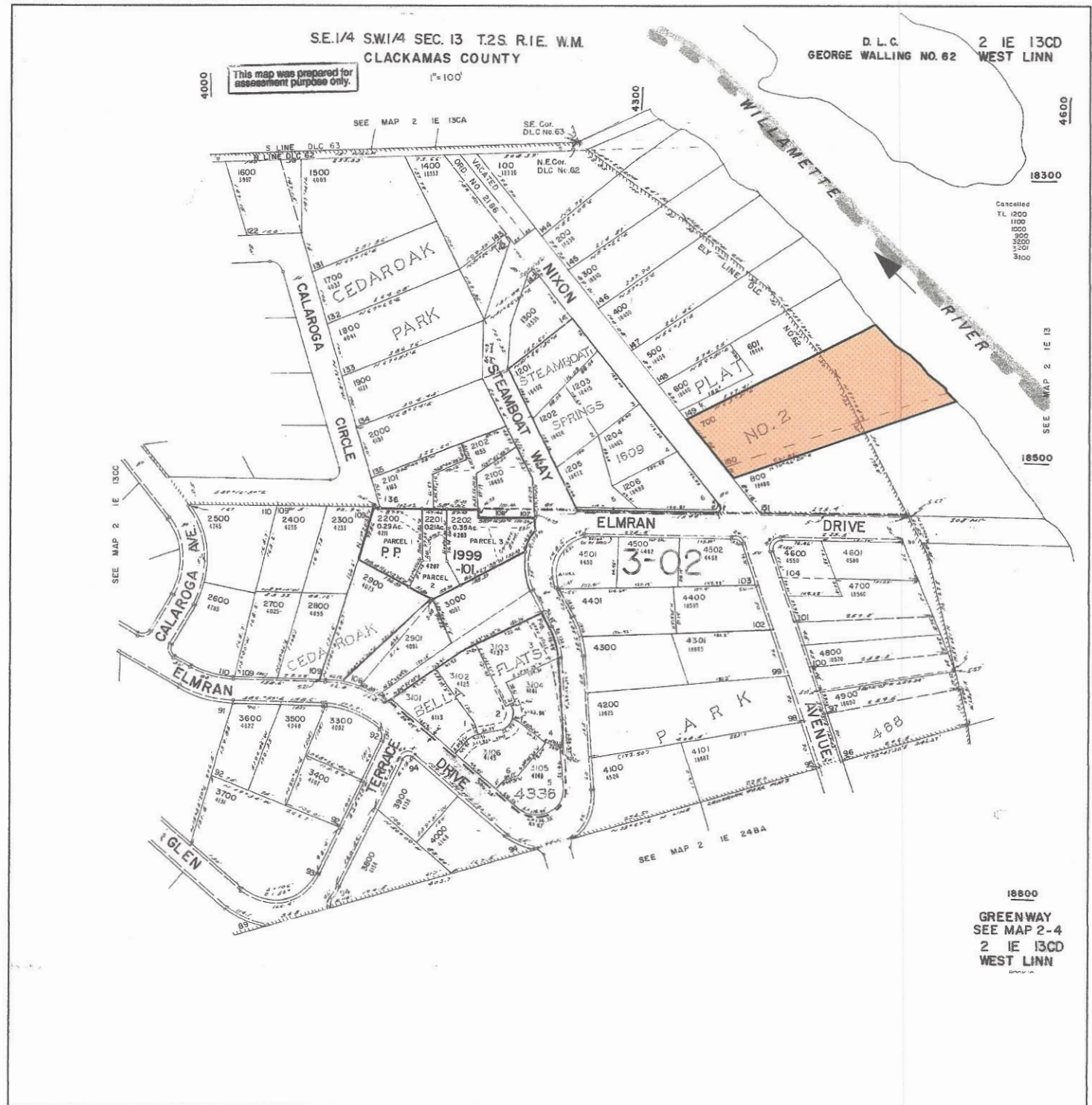


(B)

pg 1 of 1
85.160(E)(1)
(D)(4)
(A)
85.170(A)(3)



Parcel # : 00298252 / 21E13CD00700



This map is a copy of public record and is provided solely for informational purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.

(C)

1 of 2 includes

85,160
(EX) (2)
(5)
(8)

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
750 N. J. AVE. SUITE 2
TACOMA, WA 98157
PHONE 206.465.0188 FAX 206.465.0189

TENTATIVE PLAN - PROPOSED FOOTPRINTS

TAX LOT 700, T.2S, R.1E, SECTION 13CD
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

SCALE: 1"=50'

CLIENT: JAMESON
ORIG. DATE: 9/11/2015
DRAWN BY: CJB
SHEET No. 1 OF 2

Plotted: 12/18/2015 - 11:31am, Mr. JAMESON - 5216.dwg, Layout: TENTATIVE PLAN-PROPOSED FOOTPRINTS

CEDAROAK PARK PLAT NO. 2

NIXON AVENUE
(COUNTY ROAD NO. 2406)

ELMRAN DRIVE
CENTERLINE R/W

LOT 149

BASE FLOOD ELEVATION

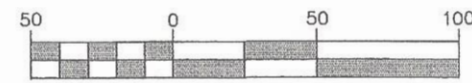
LOT 151

BUILDING FOOTPRINTS

PARCEL 1 3200 SQUARE FEET
PARCEL 2 4500 SQUARE FEET
PARCEL 3 4500 SQUARE FEET

7' MINIMUM SIDE SETBACK
20'+ MINIMUM FRONT AND BACK SETBACK

GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FEET

OWNER: PETER W. JAMESON
AND PAMELA JAMESON
18480 NIXON AVENUE CITY OF
WEST LINN

- TREE LEGEND:
- 1-3 SMALL 4-6" CEDAR
 - 4-7 38-42" LOCUST
 - 8 60-72" COTTONWOOD
 - 9-11 24" RIVER TREES

LOT 148

ZONING
R10

---VERTICAL CONTROL FROM LAKE OSWEGO I.D.
NUMBER BENCHMARK 23R-1 BEING A BRASS DISC
ON TOP OF CONCRETE CULVERT HEADWALL, S.
SIDE OF KENTHORPE WAY WITH AN ELEVATION OF
137.947 (NGVD 29) ADJUSTED BY 3.475 FEET TO
141.422 (NAVD 88)

BASE FLOOD ELEVATION OF 46 FEET PER FLOOD
INSURANCE RATE MAP PANEL 19 OF 1175 (MAP
NO. 41005C0019D)

EROSION CONTROL

NOTE: PROPOSED SILT FENCES TO BE
CONSTRUCTED 1 FOOT FROM SIDE PROPERTY LINES
AND 3 FEET FROM TOP OF BANK

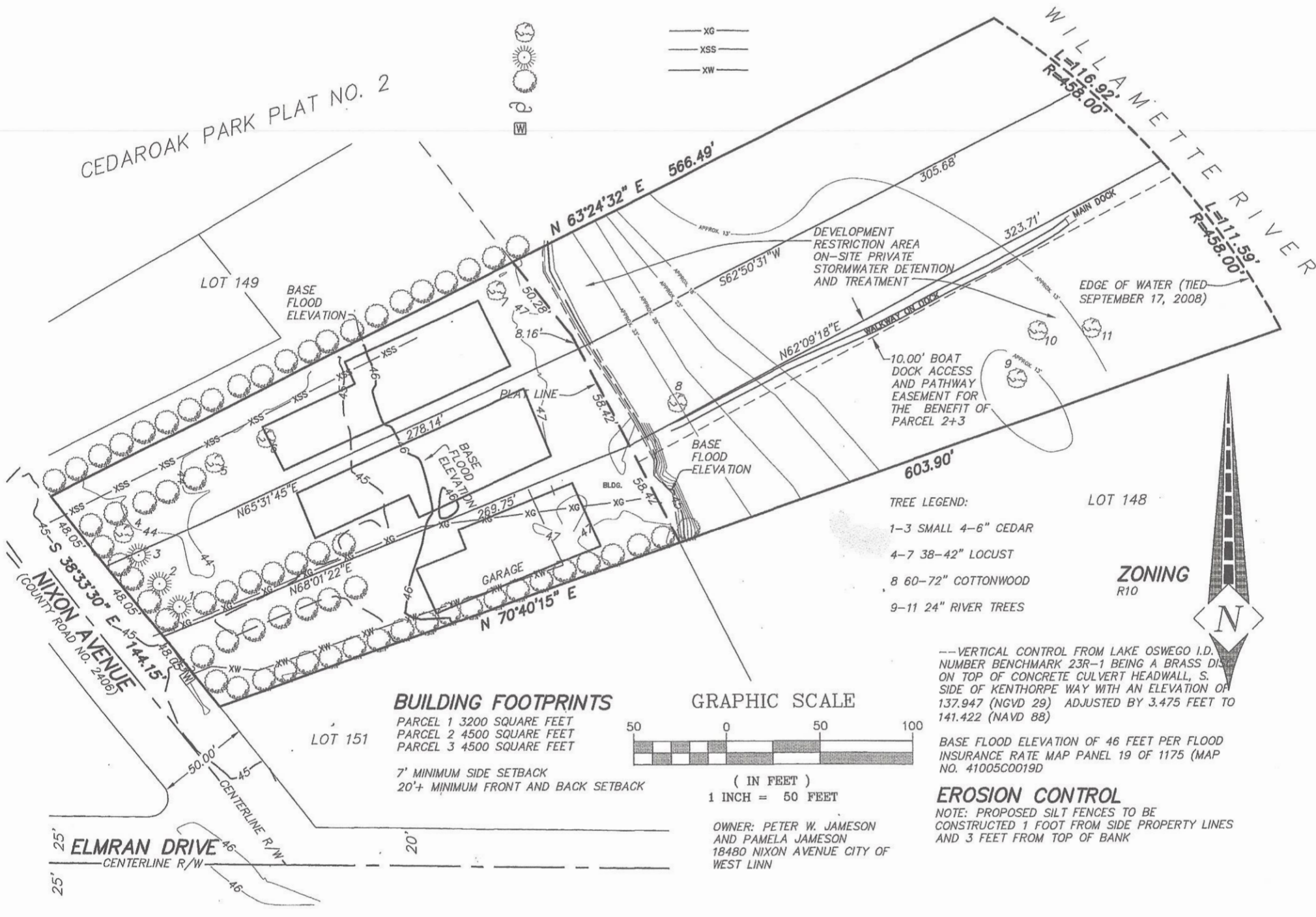
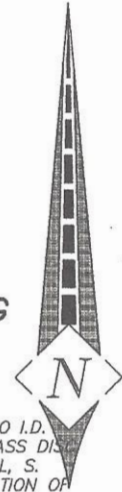


EXHIBIT 2092

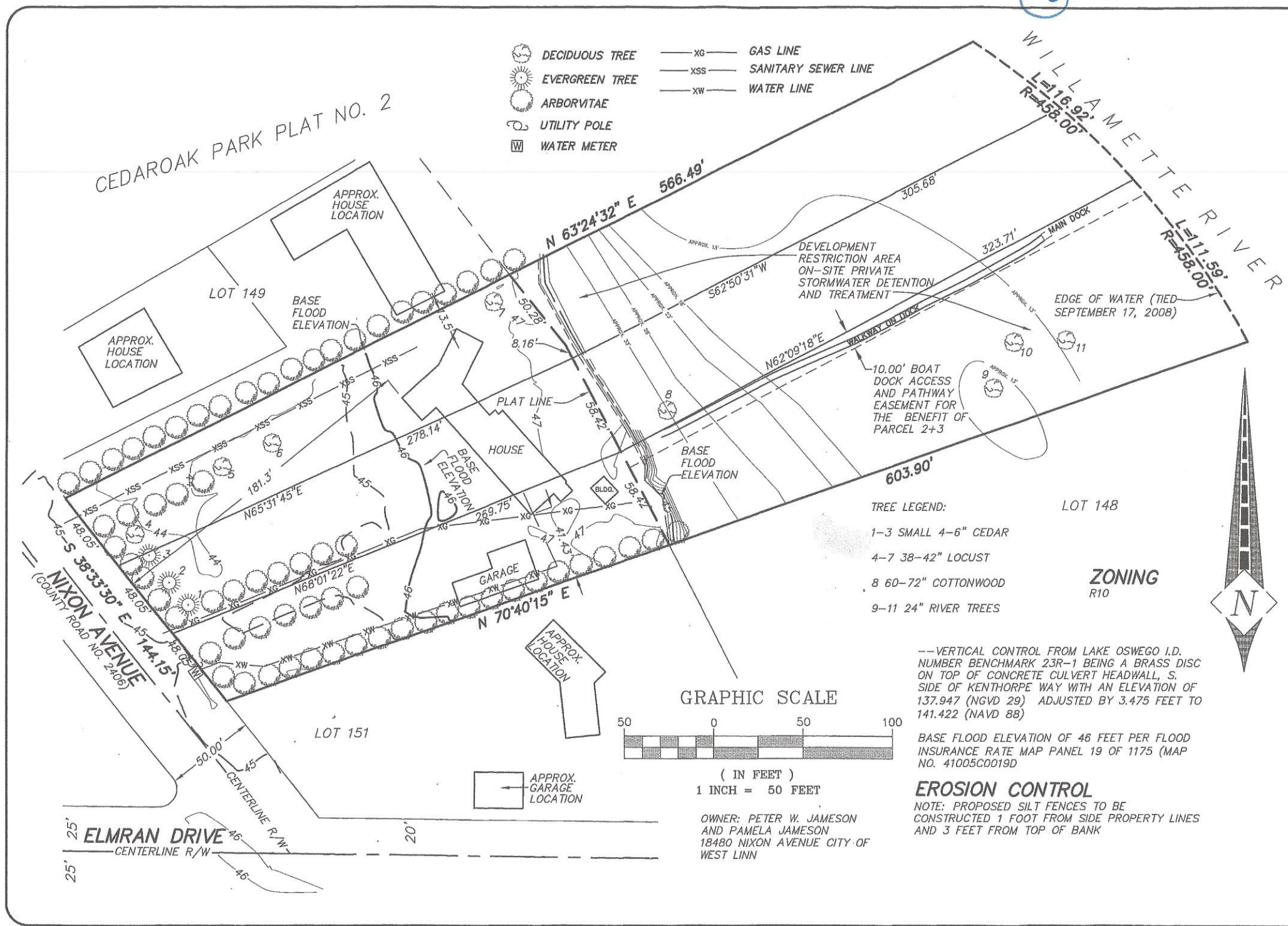
85.160
(E)(6)
(8)
(9)
(F)(2)
85.170
(A)(8)
(7)

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
729 MOLALLA AVE., SUITE 1 & 2
PORTLAND, OREGON 97208
PHONE 503.500.0185 FAX 503.500.0189

TENTATIVE PLAN
TAX LOT 700, T.2S, R.1E, SECTION 13CD
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
SCALE: 1"=50'

CLIENT: JAMESON
ORIG. DATE: 9/11/2015
DRAWN BY: CJB
SHEET No. 2 OF 2

Plotted: 12/18/2015 - 11:27am, Mr. JAMESON - 52161.dwg PROJECTS\JAMESON-52161.dwg Layout: TENTATIVE PLAN-UTILITIES AND TREES





Title Department
12909 SW 68th Pkwy, Suite 350
Portland, OR 97223
Phone (503) 431-8500 Fax (503) 684-2978

**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION OR LAND PARTITION**

Date: September 10, 2015
Effective Date: September 1, 2015

File No.: 15014662

Fee \$300.00

The information contained in this report is furnished by WFG National Title Insurance Company (the "Company") as an information service based on the records and the indices maintained by the Company for the county identified below. This report is not to be considered as title insurance, is not a preliminary title report for tile insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the customer, and the Company will have no greater liability by reason of this reports. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

A. The land referred to in this report is located in the County of Clackamas State of Oregon, and is described as follows:

SEE ATTACHED EXHIBIT "A"

B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

Tax ID: 00298252
Map References: 21E13CD-00700

C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

Peter W. Jameson and Pamela Jameson, as tenants by the entirety

D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

1. 2015-2016 taxes, a lien not yet payable.
2. City liens, if any, of the City of West Linn.
3. Any adverse claim based upon the assertion that:
 - a) Said land or portion thereof is now or at any time has been below the high water mark of the Willamette River.
 - b) Said land has been removed from or brought within the boundaries of the premises by the process of erosion or an avulsive movement of the Willamette River or has been formed by a process of accretion or reliction or has been created by artificial fill.
 - c) Rights of the public and governmental bodies in and to any portion of the premises herein described lying below the high water mark of the the Willamette River, including any ownership rights which may be claimed by the State of Oregon below the high water mark.

4. Covenants, Conditions and Restrictions, including the terms and provisions thereof, but omitting any restrictions based on race, color, religion or national origin appearing of record,
 Recorded : September 20, 1948
 Book : 411
 Page : 392
- As modified by instrument:
 Recorded : November 16, 1954
 Book : 488
 Page : 467
5. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 Grantor : Jameson W. Peter and Jameson Pamela, husband and wife
 Trustee : Fidelity National Title Insurance Company
 Beneficiary : Mortgage Electronic Registration Systems, Inc., as nominee for GreenPoint Mortgage Funding, Inc.
 Dated : March 15, 2005
 Recorded : March 22, 2005
 Recording No. : 2005-024986
 Amount : \$750,000.00
 Loan No./MIN No. : 0086263415
- The beneficial interest thereunder was assigned:
 To : Bank of America, N.A.
 Recorded : May 18, 2012
 Recording No. : 2012-031214
6. Line of Credit Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 Grantor : Jameson W. Peter and Jameson Pamela, husband and wife
 Trustee : First American Title Insurance Company
 Beneficiary : SunTrust Mortgage, Inc.
 Dated : September 6, 2005
 Recorded : September 12, 2005
 Recording No. : 2005-089029
 Amount : \$195,000.00
 Loan No. : 0143968568
- The beneficial interest thereunder was assigned:
 To : Suntrust Bank
 Recorded : April 19, 2006
 Recording No. : 2006-034994
7. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
 Grantor : Jameson W. Peter and Jameson J. Pamela
 Trustee : WFG National Title Insurance Company
 Beneficiary : Penny W. Kennedy
 Dated : December 1, 2013
 Recorded : February 20, 2014
 Recording No. : 2014-008035
 Amount : \$80,000.00
 Loan No. : None shown

NOTE: In no event shall WFG National Title have any liability for the tax assessor's imposition of any additional assessments for omitted taxes unless such taxes have been added to the tax roll and constitute liens on the property as of the date of closing. Otherwise, such omitted taxes shall be the sole responsibility of the vestee(s), herein.

3087

NOTE: Taxes paid in full for 2014-2015:
Levied Amount : \$12,649.51
Property ID No. : 00298252
Levy Code : 003-002
Map Tax Lot No. : 21E13CD00700

NOTE: We find no recorded Deeds of Conveyance of said property in the past 24 months.

NOTE: We find no Judgments or Federal Tax Liens against the vestee(s) herein.

NOTE: The following applicable recording fees will be charged by the county:

Multnomah County-First Page	\$46.00
Washington County-First Page	\$41.00
Clackamas County-First Page	\$53.00
Each Additional Page	\$ 5.00
Non-standard Document Fee	\$20.00
E-recording Fee	\$ 5.00

4 of 7

EXHIBIT "A"

Parcel I:

Lot 150, Cedaroak Park Plat No. 2, and that portion of Lot 151, Cedaroak Park Plat No. 2, described as follows:

Beginning at a 3/4-inch iron pipe at the Northwest corner of said Lot 151, which Northwest corner is in the Northeasterly right-of-way line of Nixon Avenue, from said place of beginning; thence North 71°32'00" East along the Northerly line of said Lot 151, 268.22 feet to a 5/8-inch iron rod at the Northeast corner of said Lot 151; thence South 27°24'00" East along the Easterly line of said Lot 151, 25.00 feet to a 5/8-inch iron rod; thence leaving said Easterly line, South 70°46'20" West 261.82 feet to a 5/8-inch iron rod in the Northeasterly right-of-way line of Nixon Avenue; thence North 38°33'30" West along said Northeasterly right-of-way line, 30.00 feet to the place of beginning, all in the City of West Linn, County of Clackamas and State of Oregon.

Parcel II:

A tract of land situated in the Southwest quarter of Section 13, Township 2 South, Range 1 East of the Willamette Meridian, in the City of West Linn, County of Clackamas and State of Oregon, more particularly described as follows to-wit:

Beginning at a 3/4-inch iron pipe at the Southwest corner of Lot 151, Cedaroak Park Plat No. 2, which Southwest corner is in the Northeasterly right-of-way line of Nixon Avenue; thence North 38°33'30" West along said Northeasterly right-of-way line 84.18 feet to a 5/8-inch iron rod; thence leaving said Northeasterly right-of-way line, North 70°46'20" East 261.82 feet to a 5/8-inch iron rod in the Easterly line of said Lot 151, which point is the true point of beginning; thence continuing North 70°46'20" East to the low water line of the Willamette River; thence Northwesterly along the low water line to the Easterly prolongation of the Northerly line of Lot 150, Cedaroak Park Plat No. 2; thence Westerly along said prolongation to the most Northerly corner of said Lot 150; thence in a Southerly direction along the Easterly lot lines of Lots 150 and 151 to the true point of beginning.

Clackamas County
Department of Assessment and Taxation
150 Beavercreek Rd
Oregon City, Oregon 97045
503-655-8671

5027

Property Account Summary

Parcel Number	00298252	Situs Address	18480 NIXON AVE , WEST LINN, OR 97068
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General Information

Alternate Property #	21E13CD00700
Property Description	685 CEDAROAK PK #2 LT 150 PT LT 151 &RIVER FRONTAGE
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	003-002
Remarks	

Tax Rate

Description	Rate
Taxable Fire District Value	1.8911
Taxable Value	16.5897

Property Characteristics

Neighborhood	15661: Willamette River North 100, 101
Land Class Category	101: Residential land improved
Building Class Category	16: Single family res, class 6
Year Built	1950
Change property ratio	1XX

Related Properties

No Values Found

Parties

Role	Percent	Name	Address
Taxpayer	100	JAMESON PETER W & PAMELA	18480 NIXON AVE, WEST LINN, OR 97068
Owner	100	JAMESON PETER W & PAMELA	18480 NIXON AVE, WEST LINN, OR 97068

Property Values

Description	2014	2013	2012	2011	2010
AVR Total	768,585	746,199	724,627	703,521	683,030
Exempt					
TVR Total	768,585	746,199	724,627	703,521	683,030
Real Mkt Land	380,871	348,909	362,227	372,880	388,860
Real Mkt Bldg	429,060	397,290	414,900	433,570	456,020
Real Mkt Total	809,931	746,199	777,127	806,450	844,880
M5 Mkt Land	380,871	348,909	362,227	372,880	388,860

M5 Mkt Bldg	429,060	397,290	414,900	433,570	456,020
M5 SAV	0	0	0	0	0
SAVL (MAV Use Portion)					
MAV (Market Portion)	768,585	746,366	724,627	703,521	683,030
Mkt Exception	0	0	0	0	0
AV Exception	0	0	0	0	0

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
04/05/2004	2004-04-05 10:04:00.000	Annexation Completed For Property	Annex to TVFR, Ord 03-13 for 2004-Revise TCA Membership by JENMAYO
09/18/2003	2003-09-22 11:37:00.000	Recording Processed	Property Transfer Filing No.: 83726, Warranty Deed, Recording No.: 2003-125585 09/18/2003 by LAURIEB
09/18/2003	2003-09-22 11:37:00.000	Taxpayer Changed	Property Transfer Filing No.: 83726 09/18/2003 by LAURIEB
07/01/1999	1999-07-01 12:00:00.000	Ownership at Conversion	Warranty Deed: 98-27498, 3/1/98, \$ 0

As Of Date: 9/4/2015

Taxes

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1993	Property Tax Principal	003-002	6,154.61	0.00	0.00	11/15/1993
1994	Property Tax Principal	003-002	6,949.32	0.00	0.00	11/15/1994
1995	Property Tax Principal	003-002	6,471.29	0.00	0.00	11/15/1995
1996	Property Tax Principal	003-002	6,254.30	0.00	0.00	11/15/1996
1997	Property Tax Principal	003-002	7,110.46	0.00	0.00	11/15/1997
1998	Property Tax Principal	003-002	7,956.95	0.00	0.00	11/15/1998
1999	Property Tax Principal	003-002	7,471.31	0.00	0.00	11/15/1999
2000	Property Tax Principal	003-002	7,899.77	0.00	0.00	11/15/2000
2001	Property Tax Principal	003-002	7,957.04	0.00	0.00	11/15/2001
2002	Property Tax Principal	003-002	8,338.83	0.00	0.00	11/15/2002
2003	Property Tax Principal	003-002	8,471.01	0.00	0.00	11/15/2003
2004	Property Tax Interest	003-002	41.83	0.00	0.00	02/23/2005
2004	Property Tax Principal	003-002	9,287.85	0.00	0.00	11/15/2004
2005	Property Tax Principal	003-002	9,869.64	0.00	0.00	11/15/2005
2006	Property Tax Principal	003-002	11,214.04	0.00	0.00	11/15/2006
2007	Property Tax Principal	003-002	11,279.68	0.00	0.00	11/15/2007
2008	Property Tax Principal	003-002	11,509.78	0.00	0.00	11/15/2008
2009	Property Tax Principal	003-002	11,914.20	0.00	0.00	11/15/2009
2010	Property Tax Principal	003-002	11,973.79	0.00	0.00	11/15/2010
2011	Property Tax Principal	003-002	11,928.57	0.00	0.00	11/15/2011
2012	Property Tax Principal	003-002	12,171.61	0.00	0.00	11/15/2012

2013	Property Tax Principal	003-002	12,155.21	0.00	0.00	11/15/2013
2014	Property Tax Principal	003-002	12,649.51	0.00	0.00	11/15/2014
TOTAL Due as of 2015/09/04					0.00	

708

Receipts

Date	Receipt	Amount Applied	Amount Due	Tendered	Change
2014/11/03	3690955	12,649.51	12,649.51	12,270.02	0.00
2013/11/05	3499523	12,155.21	12,155.21	11,790.55	0.00
2012/11/13	3330803	12,171.61	12,171.61	11,806.46	0.00
2011/11/14	3136280	11,928.57	11,928.57	11,570.71	0.00
2010/11/08	2909604	11,973.79	11,973.79	11,614.58	0.00
2009/11/05	2701605	11,914.20	11,914.20	11,556.77	0.00
2008/11/06	2496460	11,509.78	11,509.78	11,164.49	0.00
2007/11/14	2346815	11,279.68	11,279.68	10,941.29	0.00
2006/11/15	2175292	11,214.04	11,214.04	10,877.62	0.00
2005/11/15	1959482	9,869.64	9,869.64	9,573.55	0.00
2005/03/24	1885112	3,137.78	3,137.78	3,137.78	0.00
2005/02/23	1882047	3,095.95	6,233.18	3,095.95	0.00
2004/11/08	1757425	3,095.95	9,287.85	3,095.95	0.00
2003/10/22	1543790	8,471.01	8,471.01	8,216.88	0.00
2002/11/13	1411277	8,338.83	8,338.83	8,088.67	0.00
2001/11/23	1303994	7,957.04	7,957.04	7,718.33	0.00
2000/11/29	1122637	7,899.77	7,899.77	7,662.78	0.00
1999/11/18	892427	7,471.31	7,471.31	7,247.16	0.00
1998/11/15	194429	7,956.95	7,956.95	7,718.24	0.00
1997/11/15	194428	7,110.46	7,110.46	6,897.15	0.00
1996/11/15	194427	6,254.30	6,254.30	6,066.67	0.00
1995/11/15	194426	6,471.29	6,471.29	6,277.15	0.00
1994/11/15	194425	6,949.32	6,949.32	6,740.84	0.00
1993/11/15	194424	6,154.61	6,154.61	5,969.97	0.00

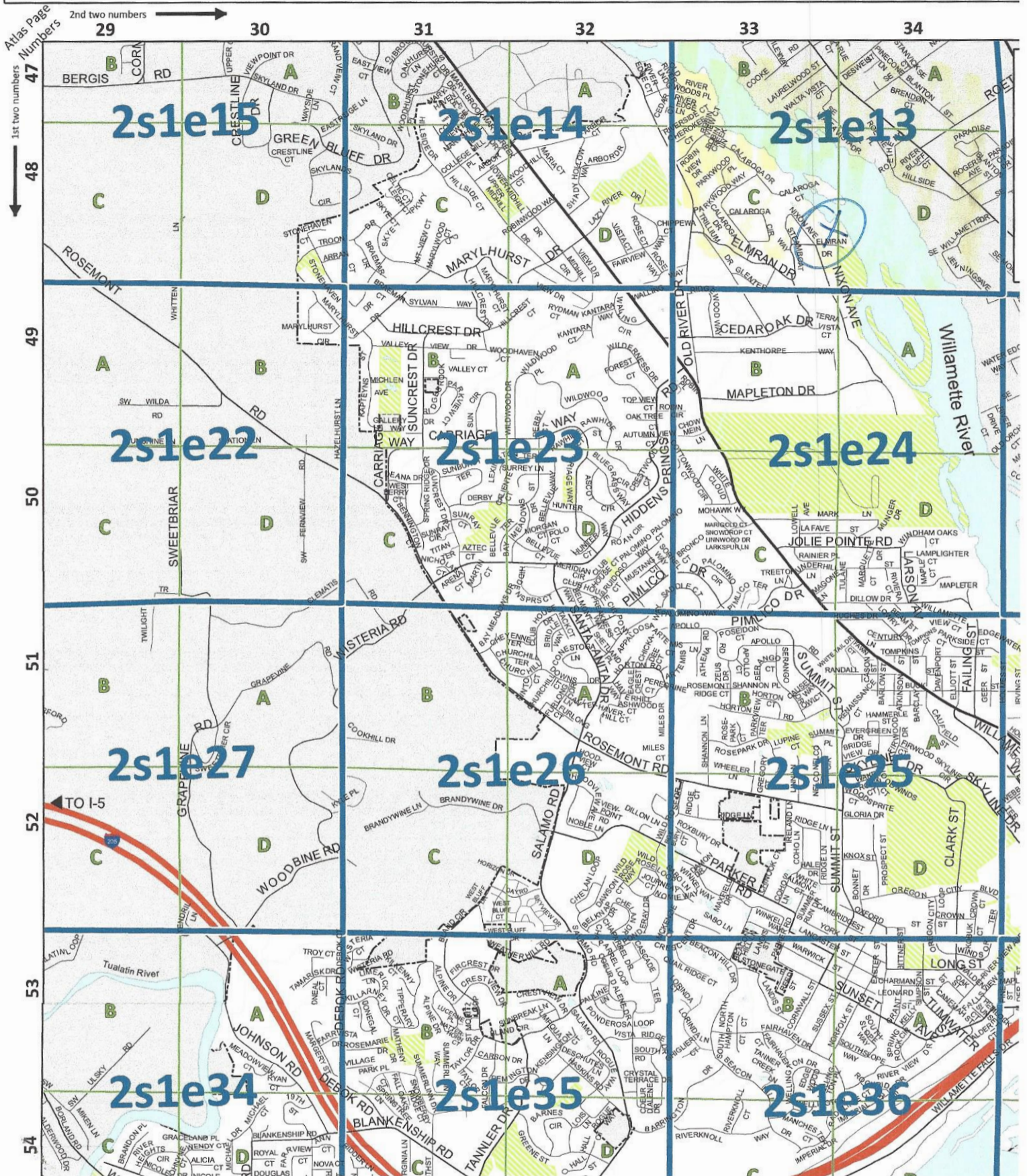
Sales History

Transfer Date	Recording Number	Sale Amount	Deed Type	Grantee	Grantor
09/12/2003	2003-125585	680,000	S	JAMESON PETER W & PAMELA	PAQUE CATHERINE JEAN TRSTEE
03/01/1998	1998-027498	0			
06/01/1989	1989-026415	181,000			

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
2,917	0 X 0	1950	62	1.0	2	2	1

City of West Linn Township, Range, Section Map



--VERTICAL CONTROL FROM LAKE OSWEGO I.D.
NUMBER BENCHMARK 23R-1 BEING A BRASS DISC
ON TOP OF CONCRETE CULVERT HEADWALL, S. SIDE
OF KENTHORPE WAY WITH AN ELEVATION OF
137.947 (NGVD 29) ADJUSTED BY 3.475 FEET TO
141.422 (NAVD 88)

BASE FLOOD ELEVATION OF 46 FEET PER FLOOD
INSURANCE RATE MAP PANEL 19 OF 1175 (MAP
NO. 41005C0019D

NOTE: PROPOSED SILT FENCES TO BE
CONSTRUCTED 1 FOOT FROM SIDE PROPERTY LINES
AND 3 FEET FROM TOP OF BANK

LEGEND:

WM = WATER METER

PP = POWER POLE

DS = DOWNSPOUT

CB = CATCHBASIN
CC = CLEANOUT

CO = CLEANOUT LOT 148

TENTATIVE PLAN

TAX LOT 700, 2S 1E 13CD
S.W. 1/4 SECTION 13, T.2S., R.1E., W.M.,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
JANUARY 30, 2008 SCALE 1"=30'

CD = CATCHBASIN
CD = CLEANOUT LOT 148

CEDAROAK PARK PLAT NO. 2

LOT 149

BASE FLOOD
ELEVATION -

PARCEL 3
31,087 S.F.

PARCEL 2
32,150 S.F.

PARCEL 1
41,569 S.F.

●

814

PLA

BASE FLOOD

1

AT LINE

DEVELOPMENT RESTRICTION AREA
ON-SITE PRIVATE STORMWATER
DETENTION AND TREATMENT

EDGE OF WATER —
(TED SEPTEMBER 17, 2008)

WILLAMETTE RIVER

2008

EDGE OF WATER _____
(TIED SEPTEMBER 17, 2008)

10.00' BOAT DOCK
ACCESS AND PATHWAY
EASEMENT FOR THE
BENEFIT OF PARCEL 2+3

OWNER: PETER W. JAMESON AND
JAMELA JAMESON
480 NIXON AVENUE
CITY OF WEST LINN

GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FEET

SIGNED ON:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JAMES BURTON BROWN
80379

VALID THROUGH DECEMBER 31, 2015

CENTERLINE CONCEPTS
LAND SURVEYING, INC.

729 MOLALLA AVE., SUITE 1 & 2
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

Plotted: M:\PROJECTS\JAMESON-5218\dwg\JAMESON-TENT-PLAN2015.dwg