



CITY OF
West Linn
 PLANNING AND DEVELOPMENT

**STAFF REPORT
 PLANNING MANAGER DECISION**

DATE: May 17, 2019

FILE NO.: LLA-19-02

REQUEST: Lot Line Adjustment (LLA) to consolidate a portion of Lots 2, 3, and 4 of the Cedaroak Park Plat: 19915 and 19803 Old River Drive

PLANNER: Darren Wyss, Associate Planner

Planning Manager *OWB*

TABLE OF CONTENTS

GENERAL INFORMATION 2

PROJECT BACKGROUND 3

DECISION 3

ADDENDUM 4

EXHIBITS

PD – 1 COMPLETENESS LETTER 7

PD – 2 APPLICANT SUBMITTAL 9

GENERAL INFORMATION

OWNER: New Life Church
c/o Dale Austen
19915 Old River Drive
West Linn, OR 97068

APPLICANT: The Marylhurst School
c/o Sheila Walker
1232 Linn Avenue
Oregon City, OR 97045

CONSULTANT: Mike Rademacher
4107 SE International Way, Suite 705
Milwaukie, OR 97222

SITE LOCATION: 19915 Old River Drive 19803 Old River Drive

SITE SIZE CURRENT: 43,303 sq. ft. 20,625 sq. ft.

SITE SIZE PROPOSED: 63,928 sq. ft.

LEGAL DESCRIPTION: 21E23AA00500 21E23AA00400
(Portion of Lots 2 & 3) (Portion of Lot 4)

COMP PLAN DESIGNATION: Low Density Residential Low Density Residential

ZONING: R-10 R-10

APPROVAL CRITERIA: Community Development Code (CDC) Chapter 85 Land Division;
Chapter 11: R-10 Single Family Residential, Detached.

120-DAY RULE: The application became complete on May 15, 2019. The 120-day period therefore ends on September 12, 2019.

PROJECT BACKGROUND

The applicant has received approval for a conditional use permit to operate The Marylhurst School on the subject property. The subject property consists of portions of Lots 2, 3, and 4 of the Cedaroak Park Plat. An existing building was constructed over the shared lot line of Lots 2 and 3. The applicant approval includes the future construction of a new building that would sit on the shared lot line of Lots 3 and 4. To eliminate building code issues, the applicant proposes to consolidate the three partial subdivision lots into one lot of record. The property contains two existing buildings that formerly housed church operations and will be repurposed for the school. No additional lots are being created by the lot line adjustment (LLA). The LLA will remove the common lot lines to allow for one lot of 63,928 sq. ft. The LLA meets the standards of the land division chapter and the dimensional standards and other provisions of the underlying R-10 zone.

DECISION

The Planning Manager (designee) approves this application (LLA-19-02), based on: 1) the findings submitted by the applicant, which are incorporated by this reference; 2) supplementary staff findings included in the Addendum below; and, 3) the addition of conditions of approval below. With these findings, the applicable approval criteria are met.

The conditions are as follows:

1. The applicant shall file, with the county clerk, conveyances conforming the approved property line adjustment as surveyed in accordance with ORS 92.060(7) and any documents required by the county surveyor (such as an overplat).

1. The final property line adjustment map (or if applicable plat) showing the survey of the adjusted line(s) shall conform to the submittal dated May 14, 2019, with the addition of an eight-foot public utility easement shown along the Old River Drive frontage.

The provisions of the Community Development Code Chapter 99 have been met.



Darren Wyss, Associate Planner

May 17, 2017

DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. An appeal to City Council of a decision by the Planning Manager shall be heard on the record. The appeal must be filed by an individual who has established standing by submitting comments prior to the decision date. Approval will lapse 3 years from effective approval date if the final plat is not recorded.

Mailed this 17th day of May 2019.

Therefore, the 14-day appeal period ends at 5 p.m., on May 31, 2019.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
LLA-19-02**

This decision adopts the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

Chapter 11 Single-Family Residential Detached, R-10

11.060 Conditional Uses

...

7. Schools.

...

Staff Finding 1: The applicant received conditional use permit approval for operation of the Marylhurst School at this location in February 2019. All three partial subdivision lots being consolidated are zoned R-10 and will be used for school purposes. This criteria is met.

11.080 Dimensional Requirements, Conditional Uses

Except as may be otherwise established by this code, the appropriate lot or parcel size for a conditional use shall be determined by the approval authority at the time of consideration of the application based upon the criteria set forth in CDC 60.070(A) and (B).

Staff Finding 2: The applicant received conditional use permit approval for operation of the Marylhurst School at this location in February 2019. The Planning Commission was the approval authority and made findings the subject property was appropriate for the operation of a private school with a maximum enrollment of 194 students and the proposal provided adequate setbacks for adjacent properties. This criteria is met.

85.210 Property Line Adjustments – Approval Standards

A. The Director shall approve or deny a request for a property line adjustment based on the criteria stated below:

1. An additional lot or parcel shall not be created by the line adjustment.

Staff Finding 3: The applicant proposal is to consolidate three partial subdivision lots into one lot, thus reducing the number of lots. No additional lots or parcels are proposed to be created. The criteria is met.

2. The existing property shall not be reduced in size by the adjustments below the minimum lot or parcel size established by the approved zoning for that district. The property line adjustment shall not enlarge, increase or extend the non-conformity of a non-conforming lot or non-conforming structure.

Staff Finding 4: The property contains neither a non-conforming lot nor a non-conforming structure. The applicant received conditional use permit approval for operation of the Marylhurst School at this location in February 2019. The Planning Commission was the approval authority and made findings the subject property was appropriate for the operation of a private school with a maximum enrollment of 194 students and the proposal provided adequate setbacks for adjacent properties. The applicant proposes to consolidate three partial subdivision lots into one lot sized

63,980 sq. ft. The property is zoned R-10, which has a minimum lot size of 10,000 sq. ft. for a single-family detached home. This criteria is met.

3. Property line adjustments shall be either:

a. A straight line (see Figure 1 example);

b. A line with maximum of two 45- to 90-degree turns (see Figure 2 example); or

c. A maximum of three turns less than 45 degrees (see Figure 3 example).

Staff Finding 5: The applicant proposal eliminates two property lines in order to consolidate three lots of record into one parcel. The four remaining property lines that constitute the new parcel boundaries are all straight lines and will not be changed with this application. This criteria is met.

4. The property line adjustment shall not create a lot or parcel that violates applicable site development regulations.

Staff Finding 6: The applicant received conditional use permit approval for operation of the Marylhurst School at this location in February 2019. The Planning Commission was the approval authority and made findings the subject property was appropriate for the operation of a private school with a maximum enrollment of 194 students and the proposal provided adequate setbacks for adjacent properties. The applicant proposes to consolidate three partial subdivision lots into one lot sized 63,980 sq. ft. The property is zoned R-10, which has a minimum lot size of 10,000 sq. ft. for a single-family detached home. This criteria is met.

5. The property line adjustment will not adversely affect existing easements or existing utilities unless an easement vacation is obtained, replacement easements are established, or any required utility relocations are paid for by the applicant.

Staff Finding 7: The applicant proposes to consolidate three partial subdivision lots into one lot. The consolidation will not adversely affect any existing utilities or easements. The applicant will be required to record an eight-foot public utility easement along the Old River Drive frontage of the newly created parcel per Condition of Approval 1. Subject to the Conditions of Approval, the criteria is met.

6. Proposed property line adjustments that cannot meet these standards are subject to review under CDC 99.060(B)(2)(e).

Staff Finding 8: The proposed consolidation of three partial subdivision lots into one lot meets the standards per Staff Findings 3 through 7. The criteria is met.

7. Any appeal must be filed in accordance with CDC 99.240.

Staff Finding 9: The applicant is aware of the appeal process. The criteria is met.

B. The provisions of CDC [85.070](#) shall also apply to lot line adjustments.

Staff Finding 10: The provisions of CDC section 85.070 “ADMINISTRATION AND APPROVAL PROCESS” are satisfied by this application and by the applicant’s proof of ownership. The application is being processed in agreement with the provisions of CDC Chapter 99. This criteria is met.

PD-1 COMPLETENESS LETTER



CITY OF
West Linn

May 15, 2019

The Marylhurst School
c/o Sheila Walker
1232 Linn Avenue
Oregon City, OR 97045

SUBJECT: LLA-19-02 application to consolidate three lots into one at 19915 Old River Drive
Dear Sheila:

You submitted this application on April 15, 2019. The Planning and Engineering Departments found the application incomplete on May 13, 2019. All required information was subsequently provided on May 14, 2019 and the application has now been deemed **complete**. The City now has 120 days to exhaust all local review. That period lapses on September 12, 2019.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted. It signals that staff believes you have provided the necessary information for the Planning Director to render a decision on your proposal.

The Planning Manager's decision is pending. No notice is required per CDC 99.080 (E). Any appeals of the Planning Manager's decision will be heard by the City Council.

Please contact me at 503-742-6064, or by email at dwyss@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Darren Wyss
Associate Planner

PD-2 APPLICANT SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Darren Wyss</i>	PROJECT NO(S). <i>LCA-19-02</i>	
NON-REFUNDABLE FEE(S) <i>1000-</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>1000-</i>

Type of Review (Please check all that apply):

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

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: 19915 OLD RIVER ROAD WEST LINN OR 97069	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal:
CONSOLIDATE LOTS

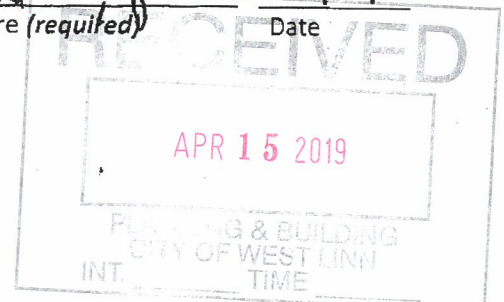
Applicant Name: The Marylhurst School <small>(please print)</small> c/o Sheila Walker	Phone: 503.650.0978
Address: 1232 Linn Avenue	Email: sheilaw@themarylhurstschool.org
City State Zip: Oregon City, OR 97045	
Owner Name (required): New Life Church c/o Dale Austen <small>(please print)</small>	Phone: 503.607.0167
Address: 19915 Old River Road	Email: Dale@vanguard-accounting.com
City State Zip: West Linn, OR 97069	
Consultant Name: MIKE RADEMACHER <small>(please print)</small>	Phone: 503.653.9093
Address: 4107 SE International Way, Ste 705	Email: miker@compass-landsurveyors.com
City State Zip: Milwaukie, OR 97222	

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

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.

Sheila Walker 4/12/19 *Dale Austen* President 4/12/19
 Applicant's signature Date Owner's signature (required) Date



85.210 PROPERTY LINE ADJUSTMENTS – APPROVAL STANDARDS

A. The Director shall approve or deny a request for a property line adjustment based on the criteria stated below:

1. An additional lot or parcel shall not be created by the property line adjustment.

The applicant is consolidating lots.

2. The existing property shall not be reduced in size by the adjustments below the minimum lot or parcel size established by the approved zoning for that district. The property line adjustment shall not enlarge, increase or extend the non-conformity of a non-conforming lot or non-conforming structure.

The applicant is not reducing the size of the parcel nor extending a non-conforming use.

3. Property line adjustments shall be either:
 - a. A straight line (see Figure 1 example);
 - b. A line with maximum of two 45- to 90-degree turns (see Figure 2 example); or
 - c. A maximum of three turns less than 45 degrees (see Figure 3 example).

The final parcel configuration will be a rectangle.

4. The property line adjustment shall not create a lot or parcel that violates applicable site development regulations.

The lot line adjustment will not create a parcel that violates applicable site development regulations.

5. The property line adjustment will not adversely affect existing easements or existing utilities unless an easement vacation is obtained, replacement easements are established, or any required utility relocations are paid for by the applicant.

The property line adjustment will not adversely affect existing easements or existing utilities.

6. Proposed property line adjustments that cannot meet these standards are subject to review under CDC [99.060\(B\)\(2\)\(e\)](#).
7. Any appeal must be filed in accordance with CDC [99.240](#).

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE A PORTION OF LOTS 2, 3, AND 4 OF THE PLAT OF "CEDAROAK PARK" (PLAT NO. 468) AS DESCRIBED IN DEED CONVEYED TO NEW LIFE CHURCH ROBINWOOD, RECORDED AS DOCUMENT NO. 2004-077253, CLACKAMAS COUNTY DEED RECORDS, BY PARTITION PLAT PER THE CITY OF WEST LINN PLANNING FILE NO. LLA-19-02.
2. BASIS OF BEARINGS: "SOUTH 06°26'00" EAST" PER PARTITION PLAT NO. 1990-104, CLACKAMAS COUNTY PLAT RECORDS, AS SHOWN.
3. THE EAST LINE OF THE NEW LIFE CHURCH ROBINWOOD TRACT, ALSO BEING THE WEST RIGHT OF WAY LINE OF OLD RIVER ROAD (COUNTY ROAD NO. 469), WAS ESTABLISHED BY HOLDING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GAYLORD PLS 929" FOUND AT THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 1990-104, CLACKAMAS COUNTY PLAT RECORDS AND BY HOLDING A 3/4" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 1, "CEDAROAK PARK" PER PARTITION PLAT NO. 1990-104.
4. THE SOUTH LINE OF THE NEW LIFE CHURCH ROBINWOOD TRACT WAS ESTABLISHED BY HOLDING A POINT WHICH BEARS NORTH 6°26'00" WEST, 201.08 FEET FROM A 3/4" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 1, "CEDAROAK PARK" AND BY HOLDING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE NEW LIFE CHURCH ROBINWOOD TRACT PER SURVEY NO. 22104, CLACKAMAS COUNTY SURVEY RECORDS.
5. THE NORTH LINE OF PARTITION PLAT NO. 1990-104 WAS ESTABLISHED BY HOLDING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GAYLORD PLS 929" FOUND AT THE NORTHEAST CORNER OF PARCEL 2 AND BY HOLDING THE RECORD BEARING AND DISTANCE OF SOUTH 82°59'12" WEST, 200.00 FEET TO THE NORTHWEST CORNER OF PARCEL 1, AND BY HOLDING A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CHASE, JONES ASSOC. INC." WHICH BEARS SOUTH 29°03'32" EAST, 1.87 FEET FROM SAID NORTHWEST CORNER OF PARCEL 1. THE 1/2" IRON PIPE FOUND AND HELD AT THE NORTHWEST CORNER OF LOT 7, "CEDAROAK PARK", AS SHOWN ON PARTITION PLAT NO. 1990-104 IS LEANING SOUTHERLY AND APPEARS THAT MAY HAVE SLID DOWN THE HILL AND IS NO LONGER IN THE SAME POSITION AS SHOWN ON THE PLAT.
6. THE NORTH LINE OF THE NEW LIFE CHURCH ROBINWOOD TRACT, BEING THE NORTH LINE OF LOT 4, "CEDAROAK PARK", WAS ESTABLISHED BY HOLDING THE NORTH/SOUTH POSITION OF 1/2" IRON PIPE, BEING A POINT NORTH 6°26'00" WEST, 325.00 FEET FROM THE SOUTHEAST CORNER OF LOT 2 AND SOUTH 6°26'00" EAST, 300.00 FEET FROM NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 1990-104 WHICH FITS THE PLAT AND DEED DISTANCES WELL AND BY HOLDING A LINE 300.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF PARTITION PLAT NO. 1990-104 PER THE PLAT OF "CEDAROAK PARK".
7. THE WEST LINE OF THE NEW LIFE CHURCH ROBINWOOD TRACT WAS ESTABLISHED BY HOLDING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE THE NEW LIFE CHURCH ROBINWOOD TRACT AND BY HOLDING A LINE PARALLEL WITH THE ABOVE ESTABLISHED EAST LINE AND WEST RIGHT OF WAY LINE OF OLD RIVER ROAD (COUNTY ROAD NO. 469) PER THE NEW LIFE CHURCH ROBINWOOD TRACT DOCUMENT NO. 2004-077253.

LEGEND:

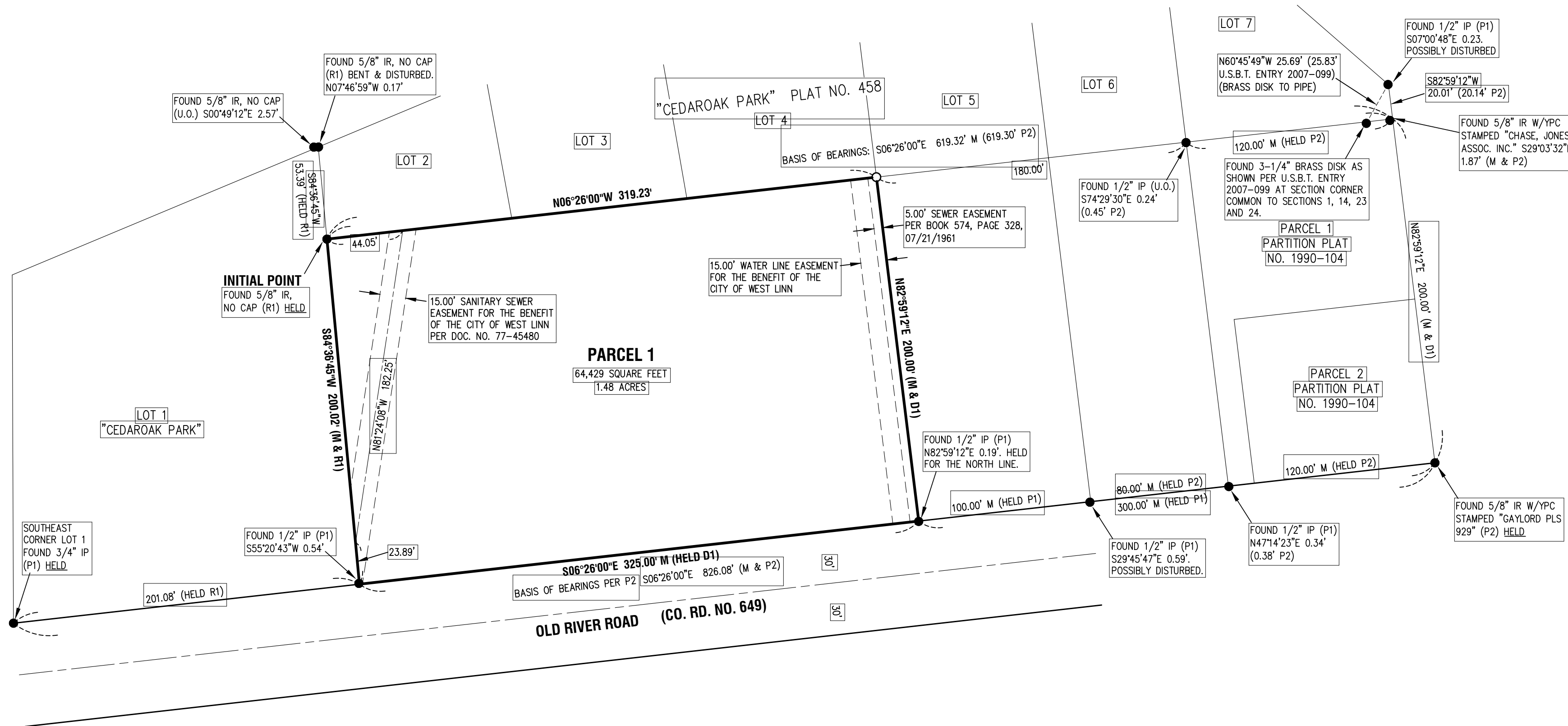
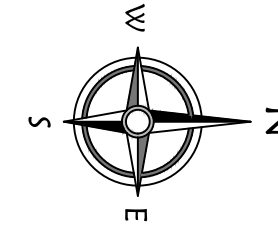
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES 5/8" DIAMETER BY 30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" SET ON _____
- IR IRON ROD
- IP IRON PIPE
- R DENOTES RECORD DIMENSION, SEE REFERENCE SURVEYS
- P DENOTES PLAT DIMENSION, SEE REFERENCE SURVEYS
- M DENOTES MEASURED DIMENSION
- SN SURVEY NUMBER ON FILE WITH CLACKAMAS COUNTY SURVEY RECORDS
- DOC. NO. DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
- U.O. UNKNOWN ORIGIN

REFERENCE SURVEYS & DEEDS

- D1 DEED DOC. NO. 2004-077253, CLACKAMAS COUNTY DEED RECORDS
- P1 "CEDAROAK PARK", PLAT NO. 458
- P2 PARTITION PLAT NO. 1990-104
- R1 SN 22104

PARTITION PLAT NO. 2019-_____
A REPLAT OF PORTIONS OF LOTS 2, 3 AND 4, "CEDAROAK PARK"
LOCATED IN THE NE 1/4 OF SECTION 23, T.2S., R.1E., W.M
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

CITY OF WEST LINN PLANNING FILE NO. LLA-19-02
MAY 14, 2019 SCALE: 1" = 50'
SHEET 1 OF 2



SURVEYED BY:
COMPASS LAND SURVEYORS
4107 INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OREGON 97222
PHONE: (503) 653-9093
8072 Part.dwg

PARTITION PLAT NO. 2019-_____

**A REPLAT OF PORTIONS OF LOTS 2, 3 AND 4, "CEDAROAK PARK"
LOCATED IN THE NE 1/4 OF SECTION 23, T.2S., R.1E., W.M
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON**

**CITY OF WEST LINN PLANNING FILE NO. LLA-19-02
MAY 14, 2019
SHEET 2 OF 2**

SURVEYOR'S CERTIFICATE

I, MICHAEL A. RADEMACHER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, THE BOUNDARY BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO NEW LIFE CHURCH ROBIN WOOD, RECORDED AS DOCUMENT NO. 2004-077253, CLACKAMAS COUNTY DEED RECORDS, WHICH BEARS NORTH 06°26'00" WEST, 201.08 FEET AND SOUTH 84°36'45" WEST, 200.02 FEET FROM A 3/4" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 1, "CEDAROAK PARK" PLAT NO. 458, CLACKAMAS COUNTY PLAT RECORDS; THENCE NORTH 06°26'00" WEST, 319.23 FEET ALONG THE WEST LINE OF SAID NEW LIFE CHURCH ROBIN WOOD TRACT TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" SET ON THE SOUTH LINE LOT 5, "CEDAROAK PARK" PLAT NO. 458; THENCE NORTH 82°59'12" EAST, 200.00 FEET ALONG THE SOUTH LINE OF LOT 5 TO THE SOUTHEAST CORNER OF LOT 5, ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF OLD RIVER ROAD (COUNTY ROAD NO. 649), BEING REFERENCED BY A 1/2" IRON PIPE WHICH BEARS, NORTH 82°59'12" EAST, 0.19 FEET FROM THE TRUE CORNER; THENCE SOUTH 06°26'00" EAST 325.00 FEET ALONG THE WEST RIGHT OF WAY LINE OF OLD RIVER ROAD (COUNTY ROAD NO. 649) AND EAST LINE OF LOTS 2, 3, AND 4 OF "CEDAROAK PARK" PLAT NO. 468 TO THE NORTHEAST CORNER OF LOT 1, "CEDAROAK PARK" PLAT NO. 468, BEING REFERENCED BY A 1/2" IRON PIPE FOUND SOUTH 55°20'43" WEST, 0.54 FEET FROM THE TRUE CORNER; THENCE SOUTH 84°36'45" WEST, 200.02 FEET ALONG THE NORTH LINE OF LOT 1, "CEDAROAK PARK" PLAT NO. 458 TO THE INITIAL POINT, CONTAINING 64,429 SQUARE FEET (1.48 ACRES), MORE OR LESS.

PLAT RESTRICTIONS

1. THIS PARTITION IS SUBJECT TO CONDITIONS OF APPROVAL PER CITY OF WEST LINN PLANNING FILE NO. LLA-19-02.

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT THAT THE MARYLHURST SCHOOL, OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE PARTITION PLAT OF SAID PROPERTY AND THAT IT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED INTO A PARCEL WITH EASEMENTS AS SHOWN, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES. EASEMENTS ARE HEREBY GRANTED AS SHOWN. THE PLATTED PROPERTY HEREON IS SUBJECT TO RESTRICTIONS AS NOTED HEREON. THE DECLARANT MAKES NO CLAIM TO LAND BEYOND THE BOUNDARY AS PLATTED AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

SHEILA WALKER, HEAD OF SCHOOL
THE MARYLHURST SCHOOL

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

THIS DECLARATION WAS ACKNOWLEDGED BEFORE ME ON _____, 2019
BY SHEILA WALKER.

NOTARY SIGNATURE _____

NOTARY PUBLIC - OREGON _____

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

APPROVALS

APPROVED THIS _____ DAY OF _____, 2019

CITY OF WEST LINN PLANNING DIRECTOR

APPROVED THIS _____ DAY OF _____, 2019

CITY OF WEST LINN ENGINEER

APPROVED THIS _____ DAY OF _____, 2019

CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED
BY ORS 92.095 HAVE BEEN PAID THRU JUNE 30, _____

APPROVED THIS _____ DAY OF _____, 2019

CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: _____

DEPUTY

STATE OF OREGON }
COUNTY OF CLACKAMAS } SS

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED

FOR RECORD ON THE _____ DAY OF _____, 2019

AT _____ O'CLOCK _____ M.

AS PARTITION PLAT NO. _____

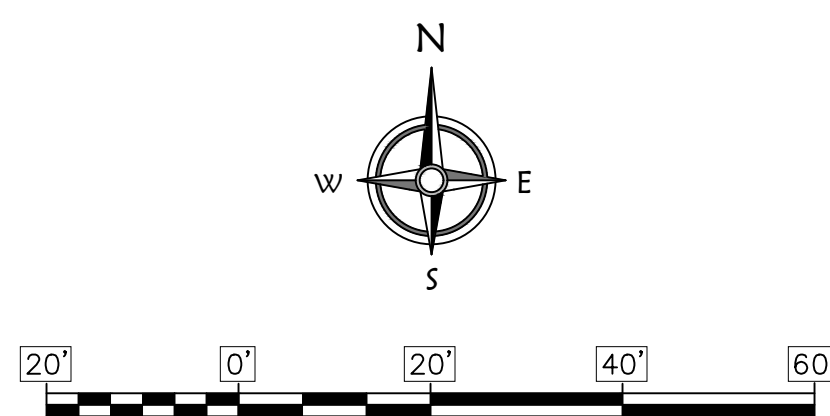
DOCUMENT NO. _____

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: _____

DEPUTY

**SURVEYED BY:
COMPASS LAND SURVEYORS
4107 INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OREGON 97222
PHONE: (503) 653-9093
8072 Part.dwg**



LEGEND

---	BUILDING EAVE	AD	AREA DRAIN
---	CURB	□	BOLLARD
---	DITCH	DECID.	DECIDUOUS
---	EDGE OF PAVEMENT	DL	DRIP LINE RADIUS
G	GAS	●	FOUND MONUMENT
OP	OVERHEAD POWER	MB	MAILBOX
SS	SANITARY SEWER	RD	ROOF DRAIN
ST	STORM SEWER	SD	SIGN, DISABLED PARKING
T	UNDERGROUND COMMUNICATIONS	●	SPRINKLER VALVE
UGP	UNDERGROUND POWER	○	TREE STUMP
TEL	OVERHEAD COMMUNICATIONS	○	UTILITY POLE
W	WATER	←	UTILITY POLE ANCHOR
ASPH	ASPHALT	WT	WATER METER
CONC	CONCRETE	●	WATER VALVE
GRAV	GRAVEL	COL	WOOD COLUMN

NOTES

- UTILITY INFORMATION SHOWN ON THIS MAP IS BASED UPON OBSERVED FEATURES AND UTILITY LOCATES. NO WARRANTIES ARE MADE REGARDING THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ADDITIONAL UTILITIES MAY EXIST. INTERESTED PARTIES ARE HEREBY ADVISED THAT UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS.
- VERTICAL DATUM: NAVD '88.
- CONTOUR INTERVAL IS ONE FOOT.
- TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS LAND SURVEYORS FOR FURTHER INFORMATION. FURTHERMORE, COMPASS LAND SURVEYORS WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.
- THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS SUCH. PROPERTY LINES ARE BASED ON RECORDED SURVEYS.
- TELECOMMUNICATIONS CABINET WITH A NOTE PAINTED ON THE GROUND TO CALL UTILITY LOCATOR BEFORE DIGGING IN THIS AREA.
- 8" AC WATER LINE WAS LOCATED PER BLUE TONE MARKS PROVIDED BY UTILITY LOCATOR. A NOTE WAS PAINTED ON THE GROUND STATING THE 8" AC LINE WAS "UNLOCATEABLE, USE CAUTION".
- SUBJECT TO APPLICABLE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT NO. BOOK 411, PAGE 392 AND MODIFIED BY DOCUMENT NO. BOOK 528, PAGE 595, CLACKAMAS COUNTY DEED RECORDS.

TOPOGRAPHIC SITE MAP

DATE	NO.	REVISION	DRAWN	MMM	CHECK	CH
			SCALE	1" = 20'	DATE	JUNE, 2018
			PLAN	8072 Topo.dwg		

COMPASS Land Surveyors
 4107 SE International Way, Suite 705
 Milwaukie, Oregon 97222 503-653-9093

THE MARYLHURST SCHOOL
 1232 LINN AVENUE
 OREGON CITY, OREGON 97045

TAX LOTS 400 & 500, MAP 2-1E-23AA
A PORTION OF LOTS 2, 3 & 4, "CEDAROAK PARK"
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

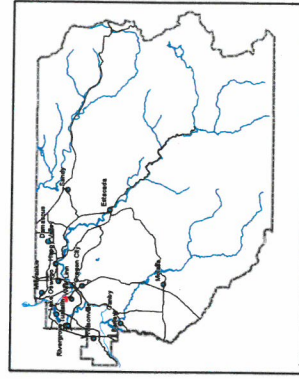
2 1 E 23AA
WEST LINN
N.E. 1/4 N.E. 1/4 SEC. 23 T. 2S. R. 1E. W.M.
CLACKAMAS COUNTY
1" = 100'

D. L. C.
GEORGE WALLING NO. 62

Cancelled Townlots

800
900
1000
1100
1200
1300
1400
1500
1600
1700

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

2 1 E 23AA
WEST LINN

9/8/2017

