



**PLANNING AND DEVELOPMENT**

**STAFF REPORT  
PLANNING MANAGER DECISION**

DATE: January 29, 2021  
FILE NO.: LLA-20-04  
REQUEST: Property Line Adjustment (LLA) between two legal lots at 4973 and 4961 Mapleton Drive.  
PLANNER: Chris Myers, Associate Planner

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DSW Planning Manager

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## GENERAL INFORMATION

<b>OWNER/ APPLICANT:</b>	Ashley and Mica Avery 4961 Mapleton Drive West Linn, OR. 97068	Bridghid McMonagle 4973 Mapleton Drive West Linn, OR. 97068
<b>SITE LOCATION:</b>	4961 Mapleton Drive	4973 Mapleton Drive
<b>SITE SIZE CURRENT:</b>	19,467 sq. ft.	17,346 sq. ft.
<b>SITE SIZE PROPOSED:</b>	20,110 sq. ft.	16,703 sq. ft.
<b>LEGAL DESCRIPTION:</b>	21E24AC00900 Lot 18, Maple Grove	21E24AC00902 Lot 19, Maple Grove
<b>COMP PLAN DESIGNATION:</b>	Low Density Residential	Low Density Residential
<b>ZONING:</b>	R-10	R-10
<b>APPROVAL CRITERIA:</b>	Community Development Code (CDC): Chapter 11: Single-family residential detached; Chapter 85: Land Division.	
<b>120-DAY RULE:</b>	The application became complete on December 3, 2020. The 120-day period therefore ends on April 3, 2021.	

## PROJECT BACKGROUND

The applicant proposes to adjust the shared property line between the existing lots of record (Lots 18 and 19, Maple Grove) at 4961 and 4973 Mapleton Drive. Both lots contain existing single-family detached homes. The purpose of the property line adjustment is to correct a longstanding encroachment issue involving the paved driveway and two concrete block walls. The property line adjustment will be a square footage exchange wherein 4961 Mapleton will gain 643 square feet and 4973 Mapleton will lose 643 square feet. No additional lots will be created by the adjustment. The adjustment 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-20-04), based on: 1) the findings submitted by the applicant, which are incorporated by this reference; 2) supplementary staff findings included in the Addendum; and, 3) by the conditions of approval below:

### Conditions of Approval

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).
2. The final property line adjustment map (or if applicable plat) showing the survey of the adjusted line(s) shall conform to the submittal dated November 7, 2020.

*Chris Myers*

\_\_\_\_\_  
Chris Myers, Associate Planner

January 29, 2021

Date

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of the mailing date listed below. The cost of an appeal is \$400. The appeal must be filed by an individual who has established standing by submitting comments prior to the date identified in the public notice. Appeals will be heard by City Council. Approval will lapse 3 years from effective approval date if the final plat is not recorded.

Mailed this 1<sup>st</sup> day of February 2021.

Therefore, the 14-day appeal period ends at 4 p.m., on February 15, 2021.

**ADDENDUM  
APPROVAL CRITERIA AND FINDINGS  
LLA-20-04**

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

*I. Chapter 11 Single-Family Residential Detached R-10*

*11.030 Permitted Uses*

*1. Single-family detached residential unit.*

*(...)*

**Staff Finding 1: Both adjusted Lot 18 and adjusted Lot 19 contain existing, detached single-family homes. The criteria are met.**

*11.070 Dimensional Requirements, Uses Permitted Outright and Uses Permitted Under Prescribed Conditions*

*1. The minimum lot size shall be 10,000 square feet for a single-family detached unit.*

**Staff Finding 2: Adjusted Lot 18 will be 20,110 sq. ft. and adjusted Lot 19 will be 16,703 sq. ft. The criteria are met.**

*2. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.*

**Staff Finding 3: Adjusted Lot 18 will have a front lot line length of 59.08 feet. Adjusted Lot 19 will have a front lot line length of 80.99 feet. The criteria are met.**

*3. The average minimum lot width shall be 50 feet.*

**Staff Finding 4: Adjusted Lot 18 will have an approximate average lot width of 87 feet. Adjusted Lot 19 will have an approximate average lot width of 78 feet. The criteria are met.**

*5. Except as specified in CDC 25.070(C)(1) through (4) for the Willamette Historic District, the minimum yard dimensions or minimum building setback area from the lot line shall be:*

*a. For the front yard, 20 feet; except for steeply sloped lots where the provisions of CDC 41.010 shall apply.*

*b. For an interior side yard, seven and one-half feet.*

*c. For a side yard abutting a street, 15 feet.*

*d. For a rear yard, 20 feet.*

**Staff Finding 5: Adjusted Lot 18 contains an existing single-family home and accessory structures that meet all zoning regulations. Adjusted Lot 19 contains an existing single-family**

home that meets all zoning regulations, but has a non-conforming garage. The proposed property line adjustment does not increase the non-conformity and allows for continued use. The criteria are met.

6. *The maximum building height shall be 35 feet, except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.*
7. *The maximum lot coverage shall be 35 percent.*
8. *The minimum width of an accessway to a lot which does not abut a street or a flag lot shall be 15 feet.*
9. *The maximum floor area ratio shall be 0.45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.*
10. *The sidewall provisions of Chapter 43 CDC shall apply.*

**Staff Finding 6: Adjusted Lot 18 contains an existing single-family detached home with no proposed adjustments to current lot coverage or FAR. No changes are proposed to the current access, building height or sidewalls. Adjusted Lot 19 contains an existing single-family detached home with no proposed adjustments to current lot coverage or FAR. No changes are proposed to the current access, building height or sidewalls. The criteria are met.**

*III. Chapter 85 General Provisions*

*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 7: The proposal adjusts the common property line between two existing lots of record at 4961 and 4973 Mapleton Drive. No additional lots are proposed to be created. The criteria are 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.*

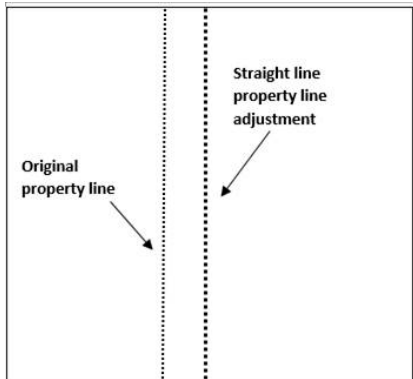
**Staff Finding 8: Adjusted Lot 18 will increase to 20,110 square feet and adjusted Lot 19 will decrease to 16,703 square feet. Both lots are located in the R-10 zone, which requires 10,000 square foot minimum lot size. Both properties maintain the minimum lot size of 10,000 square feet for the R-10 zone. The garage for Lot 2 is non-conforming, the adjustment of the**

property line does not correct the non-conformity but allows for the continued use. The criteria are met.

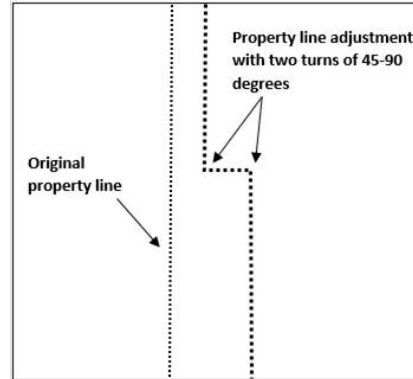
3. *Property line adjustments shall be either:*

- 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).*

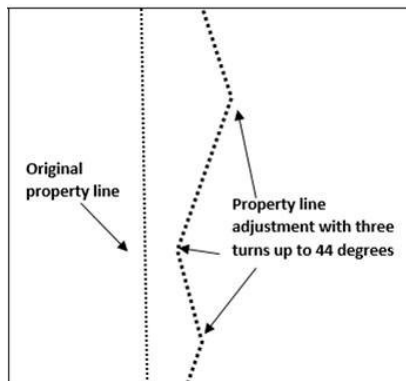
*(The following figures are only intended as examples.)*



**Figure 1.**



**Figure 2.**



**Figure 3.**

**Staff Finding 9:** The proposal adjusts the common property line between two existing lots of record with two turns of 45-90 degrees (see Figure 2). The criteria are met.

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

**Staff Finding 10:** Adjusted Lot 18 contains an existing single-family home that meets site development regulations and Adjusted Lot 19 contains an existing single-family home that meets site development regulations and a non-conforming garage. The criteria are 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 11: The proposal does not adversely affect any existing easements or utilities. The criteria are met.**

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

**Staff Finding 12: The proposal meets the standards for a property line adjustment and does not require a variance. Please see Staff Findings 7 to 11. The criteria are met.**

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

B. *The provisions of CDC 85.070 shall also apply to property line adjustments.*

**Staff Finding 13: The applicant understands the process and right to appeal the decision. The provisions of CDC section 85.070 “ADMINISTRATION AND APPROVAL PROCESS” are satisfied by this application (see Exhibit PD-1) for the two lots of record subject to the proposal. The application is being processed in agreement with the provisions of CDC Chapter 99. The criteria are met.**

# PD-1 APPLICANT SUBMITTAL



## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <b>Chris Myers</b>	PROJECT NO(S): <b>LLA-20-04</b>	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) <b>\$1,000</b>	REFUNDABLE DEPOSIT(S)	TOTAL <b>\$1,000</b>

**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.

<b>Site Location/Address:</b> 4961 Mapleton Drive, West Linn, OR 97068  <small>Type text here</small>	Assessor's Map No.: 21E24AC
	Tax Lot(s): 21E24AC00900 21E24AC00902
	Total Land Area: 19,467 17,346

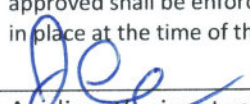
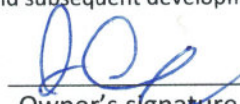
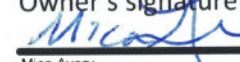

**Brief Description of Proposal:**

Exchange 671.5 square feet from the north side of 4973 Mapleton Drive to 4961 Mapleton Drive; Exchange 21.4 feet from the Southeast side of 4961 Mapleton Drive to 4973 Mapleton Drive to conform to existing land use as detailed on map.

<b>Applicant Name:</b> Ashley Wilson <small>(please print)</small> Address: 4961 Mapleton Drive City State Zip: West Linn, OR 97068	Phone: 503-333-8989 Email: aswilson@gmail.com
<b>Owner Name</b> (required): Ashley Wilson and Mica Avery <small>(please print)</small> Address: 4961 Mapleton Drive City State Zip: West Linn, OR 97068	Bridghid McMonagle 4973 Mapleton Drive West Linn, OR 97068 Phone: 503-333-8989 Email: aswilson@gmail.com mica.avery@gmail.com drmcmonagle@lakeoswegohealth.com
<b>Consultant Name:</b> Joseph C. McAllister, Compass Land Surveyors <small>(please print)</small> Address: 4107 S.E. International Way Suite 705 City State Zip: Milwaukie, OR 97222	Phone: 503-653-9093 Email: joem@compass-landsurveyors.com

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. No permit will be in effect until the appeal period has expired.
4. **One complete hard-copy set of application materials must be submitted with this application.**  
**One complete digital set of application materials must also be submitted electronically in PDF format.**  
**If large sets of plans are required in application please submit one set.**

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 Ashley Wilson	Owner's signature (required) Ashley Wilson	Mica Avery
10-26-2020	10-26-2020	10-26-2020
Date	Date	Date
		11/4/20
	Bridghid McMonagle	

October 26, 2020

West Linn Planners,

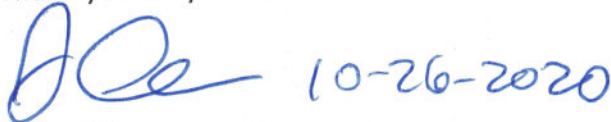
Please accept the included Development Review application for a lot line adjustment between 4961 Mapleton Drive and 4973 Mapleton Drive, signed by the legal owners of both properties.

The purpose of the adjustment is to correct recently discovered encroachment that has existed for over 10 years without the property owners' knowledge. Owners of both properties have reached a private agreement on the proposed alignment intended to save all parties the expense, effort, and uncertainty of an adverse possession lawsuit.

The proposed lot line conforms to a paved driveway and concrete block retaining wall on the Southwest alignment, a fence line in the middle section, and includes a jog to address another retaining wall at the Southeast side.

Included is a check for \$1,000 to cover the \$800 application fee, as well as the \$200 final map preparation fee. A site map with the existing and proposed lot lines, prepared by Compass Land Surveyors, is also included for your reference.

Thank you for your consideration.



Ashley Wilson  
4961 Mapleton Drive

Following is a copy of the approval criteria detailed in the Community Development Code with our response to the requirements.

## 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.

*No additional lots will be created. This is a minor change to reflect the existing uses.*

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.



Both lots will remain larger than 10,000 square feet, and both houses were built before current land use regulations.

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 proposed lot line is as straight as practical to accommodate the existing uses, with two 45- 90-degree turns near the Southeast corner to accommodate an existing retaining wall. The changes are responsive to the existing uses and unlikely to create issues in the future.*

(The following figures are only intended as examples.)

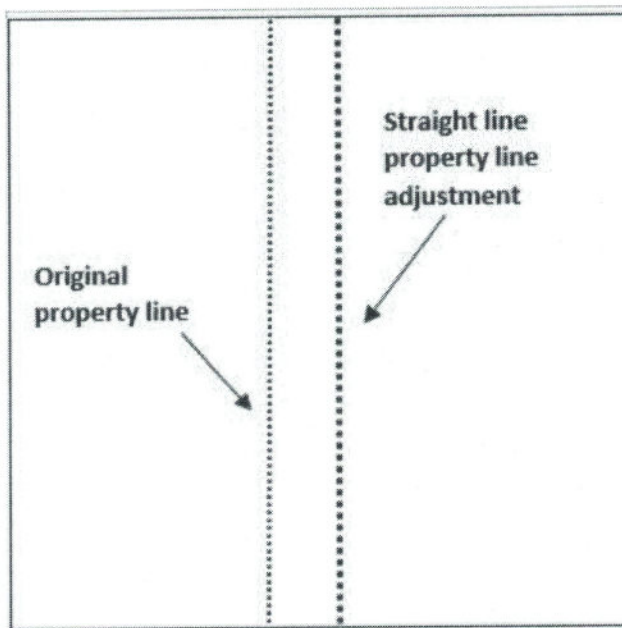


Figure 1.

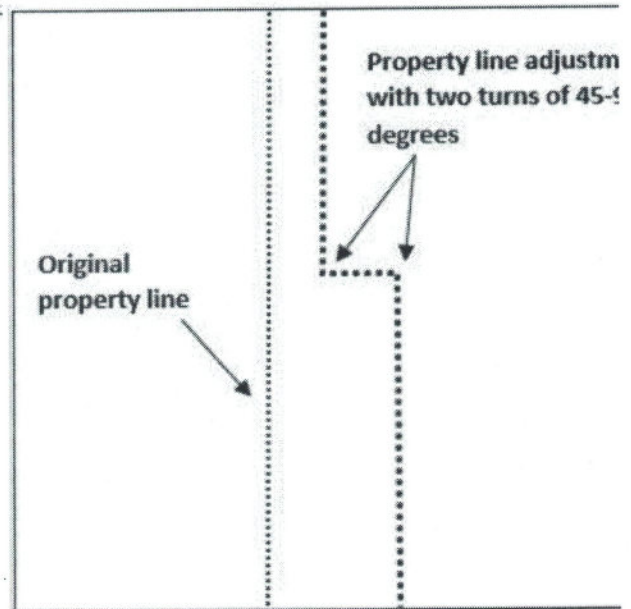


Figure 2.

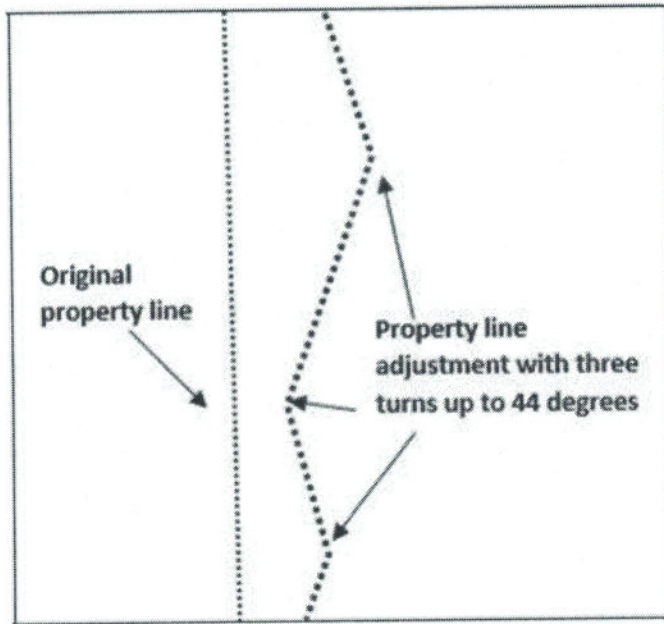


Figure 3.

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

*No new lot or parcel will be created with the proposed changes.*

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.

*There are no known easements or utilities affected by the proposed changes.*

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

*Our understanding is that we have met these standards.*

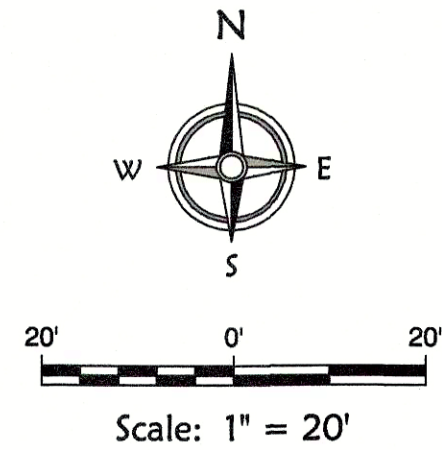
7. Any appeal must be filed in accordance with CDC 99.240.



# EXISTING CONDITIONS MAP

## PROPOSED PROPERTY LINE ADJUSTMENT LOCATED IN THE SW 1/4 NE 1/4 OF SECTION 24, T.2S., R.1E., W.M. CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

CITY OF WEST LINN FILE NO.  
SEPTEMBER 30, 2020 SCALE: 1" = 20'

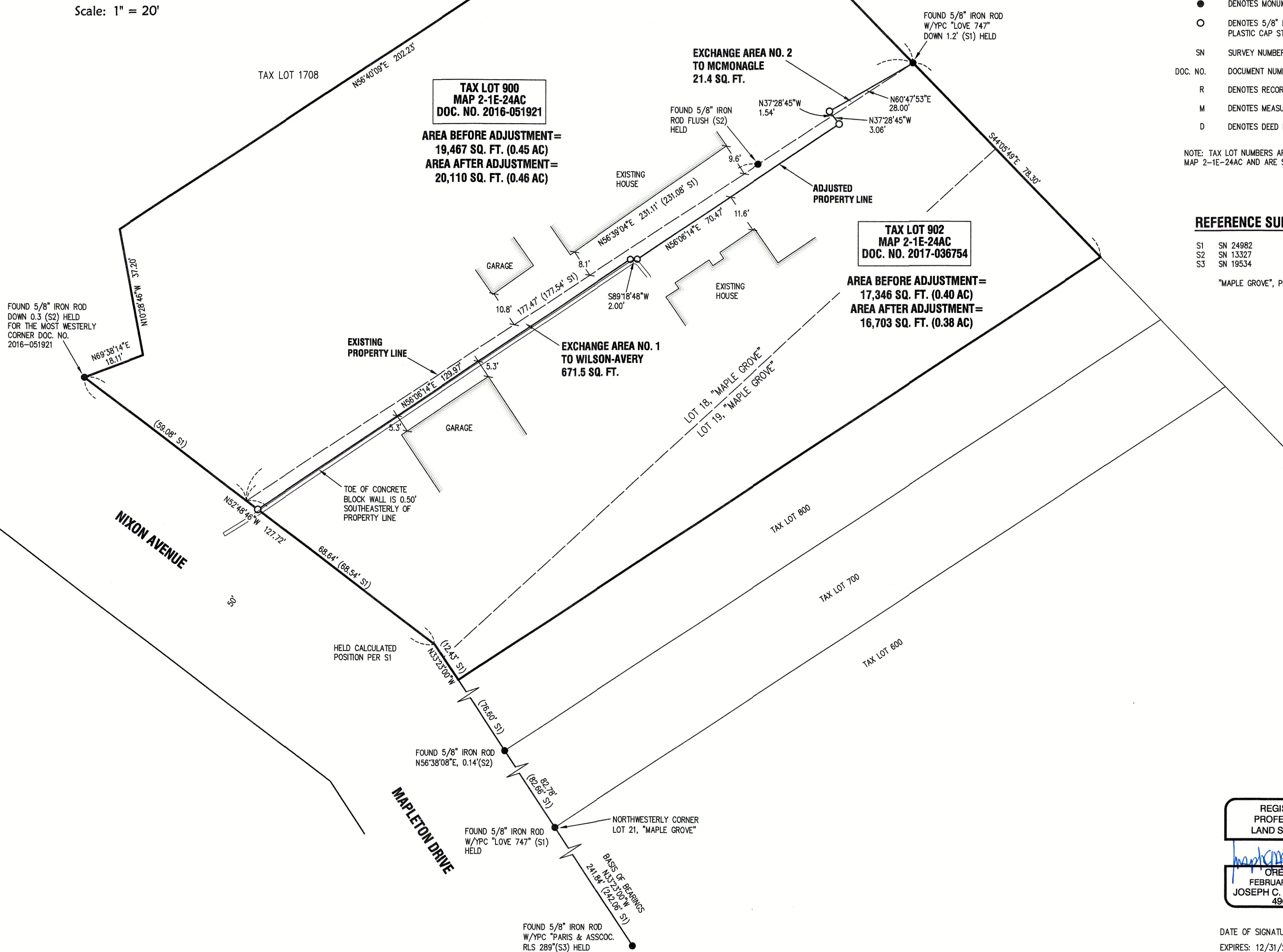


- LEGEND**
- DENOTES MONUMENT FOUND AS NOTED
  - DENOTES 5/8" DIAMETER BY 30" LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "COMPASS LAND SURVEYORS" SET ON
  - SN SURVEY NUMBER, CLACKAMAS COUNTY SURVEYOR'S OFFICE
  - DOC. NO. DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
  - R DENOTES RECORD DATA, SEE REFERENCE SURVEYS
  - M DENOTES MEASURED DATA
  - D DENOTES DEED DATA, SEE REFERENCE DEEDS

NOTE: TAX LOT NUMBERS ARE BASED ON CURRENT ASSESSOR'S MAP 2-1E-24AC AND ARE SHOWN FOR REFERENCE ONLY.

**REFERENCE SURVEYS**

- |    |          |
|----|----------|
| S1 | SN 24982 |
| S2 | SN 13327 |
| S3 | SN 19534 |
- "MAPLE GROVE", PLAT NO. 639



**TAX LOT 900**  
MAP 2-1E-24AC  
DOC. NO. 2016-051921

AREA BEFORE ADJUSTMENT =  
19,467 SQ. FT. (0.45 AC)  
AREA AFTER ADJUSTMENT =  
20,110 SQ. FT. (0.46 AC)

**TAX LOT 902**  
MAP 2-1E-24AC  
DOC. NO. 2017-036754

AREA BEFORE ADJUSTMENT =  
17,346 SQ. FT. (0.40 AC)  
AREA AFTER ADJUSTMENT =  
16,703 SQ. FT. (0.38 AC)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Joseph C. McAllister*

OREGON  
FEBRUARY 8, 2000  
JOSEPH C. McALLISTER  
49695

**SURVEYED BY:**  
**COMPASS LAND SURVEYORS**  
4107 S.E. INTERNATIONAL WAY  
SUITE 705  
MILWAUKIE, OREGON 97222  
PHONE: (503) 653-9093  
8256 PLA.dwg

DATE OF SIGNATURE: 10/9/2020  
EXPIRES: 12/31/2020

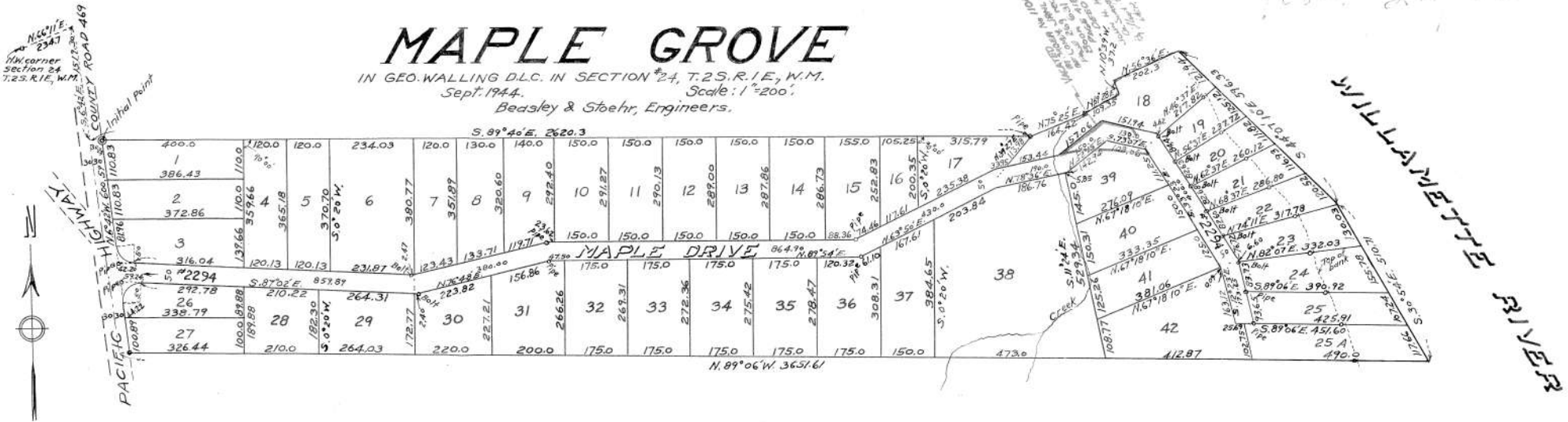
## PD-2 PLAT AND SURVEY MAPS



# MAPLE GROVE

IN GEO. WALLING D.L.C. IN SECTION #24, T.2S.R.1E, W.M.  
Sept. 1944. Scale: 1"=200'

Beasley & Stoehr, Engineers.



KNOW ALL MEN BY THESE PRESENTS, That Beretta Leonard and H.E. Leonard her husband, do hereby make, establish and declare the annexed map a true and correct map and plat of "MAPLE GROVE" as described in the accompanying surveyor's certificate, all tracts being of the dimensions shown on said map and all roads and streets of the widths thereon set forth, and said Beretta Leonard and H.E. Leonard do hereby dedicate to the public as public ways forever all roads and streets shown on said map.

IN WITNESS WHEREOF, said Beretta Leonard and H.E. Leonard do hereunto set their hands and seals this 26th day of October, 1944.

Executed in the presence of us as witnesses  
P.W. Beasley  
Maudie E. Fahney

Beretta Leonard  
H.E. Leonard

STATE OF OREGON } ss.  
 COUNTY OF MULTNOMAH }

BE IT REMEMBERED, That on this 26th day of October, 1944, before me the undersigned, a Notary Public in and for said State and County, personally appeared Beretta Leonard, to me known to be the identical persons named in and who executed the foregoing instrument, and they then and there acknowledged to me that they executed the said instrument as their free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 26th day of October, 1944.

Maudie E. Fahney  
 Notary Public for State of Oregon.  
 My commission expires 11/22/46

I, O. Stoehr, being first duly sworn, depose and say that I have correctly surveyed and marked with appropriate monuments the lands represented on the annexed map of "MAPLE GROVE" that at the initial point of said survey I drove a galvanized iron pipe, 2 inches in diameter and 36 inches long, 6 inches below the surface of the ground, said initial point being located by running the following courses from the northwest corner of section 24, T. 2 S. R. 1 E, W.M. - N.66°11'E, 234.7 ft. to the center of COUNCIL ROAD NO. 469; thence S.6°42'E, along the center of said road, 1512.30 ft.; thence S.89°40'E, 30.23 ft.; The property platted is described as follows: Beginning at a point in the center of COUNCIL ROAD NO. 469 which is N.89°40'W, 30.23 ft. from the initial point; thence S.89°40'E, 2620.3 ft.; thence N.15°25'E, 164.42 ft.; thence N.67°28'E, 107.35 ft.; thence N.10°39'W, 37.2 ft.; thence N.56°36'E, 202.3 ft.; thence S.44°07'10"E, 576.33 ft.; thence S.30°54'E, 310.71 ft.; thence N.89°06'W, 3651.61 ft. to the center line of the Pacific Highway; thence N.6°42'W, along the center line of the Pacific Highway and along the center of County Road No. 469, 600.59 ft. to the point of beginning.

O. Stoehr  
 Subscribed and sworn to before me  
 this 26th day of October, 1944.  
Maudie E. Fahney  
 Notary Public for Oregon

My commission expires 11/22/46.

All taxes from INC. to 1944 are paid.  
Said husband Sheriff.  
 By Maudie Fahney Deputy.

Approved Nov 4th 1944  
D. J. Meldrum County Surveyor.

Approved 10/4/44  
Rufus E. Wood County Assessor.  
 By Frank Speaks Deputy

Approved Nov 4 - 1944  
E. L. Poppe  
J. E. Randall } County Commissioners.

Jay H. Hays County Clerk.  
Corona H. Hays Deputy

STATE OF OREGON, }  
 County of Clatsop, } ss.  
 I, Guy H. Pace, County Clerk, Ex-Officio Recorder of Commissions and Ex-Officio Clerk of the Circuit Court of the State of Oregon, for the County of Clatsop, do hereby certify that the within instrument of writing was received for record and recorded in the record of \_\_\_\_\_  
 of said County at \_\_\_\_\_  
 644 NOV 4 PM 12 27

Witness my hand and seal of said court at \_\_\_\_\_  
 SUTY H. PACE, County Clerk.  
Corona H. Hays Deputy.  
 Recording Certificate.

**EVERT BROWN - HOMEBUILDER**  
**ROAD ALIGNMENT AND LOT LAYOUT IN TRACTS 18-13 139 MAPLE GROVE**  
 IN THE NE 1/4 SEC 24, T. 25. R. 1E, W.M. CLACK, Co. OREGON  
 Surveyed May 25, 1974 - Andrew J. Paris Jr., W.S. 500.

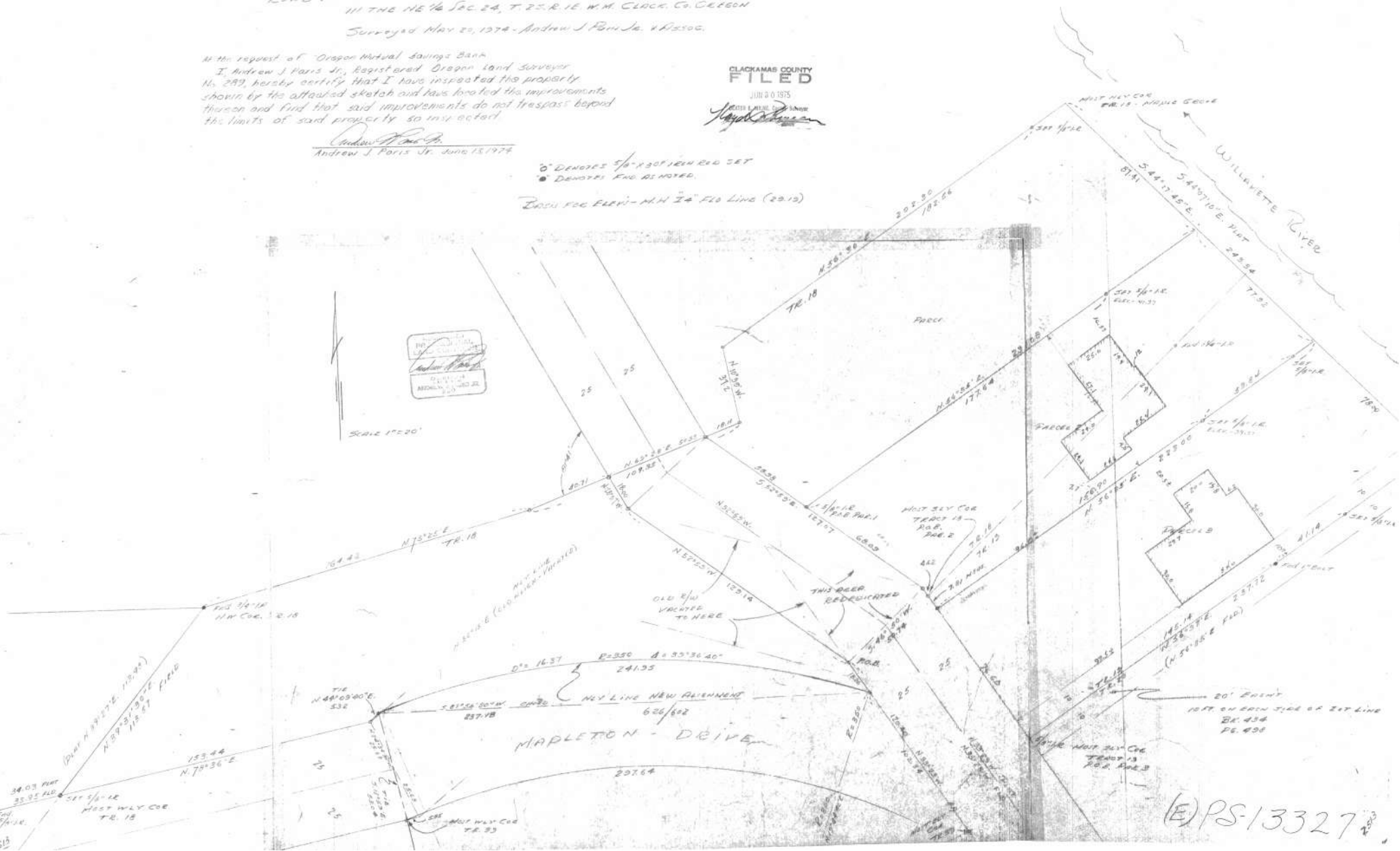
In the request of Oregon Mutual Savings Bank  
 I, Andrew J. Paris Jr., Registered Oregon Land Surveyor  
 No. 289, hereby certify that I have inspected the property  
 shown by the attached sketch and have located the improvements  
 thereon and find that said improvements do not trespass beyond  
 the limits of said property so indicated.

*Andrew J. Paris Jr.*  
 Andrew J. Paris Jr. June 13, 1974

CLACKAMAS COUNTY  
**FILED**  
 JUN 9 0 1975  
 DEED & MAPS DIVISION  
*John J. ...*

○ DENOTES 1/4" 1305' 1/2" 240' SET  
 ● DENOTES END OF NOTED

ROAD FOR ELEVATION - M.H. 24' FLD LINE (20.10)



DEED RECORD  
 Andrew J. Paris Jr.  
 REGISTERED OREGON LAND SURVEYOR  
 NO. 289

SCALE 1" = 20'

(E) PS-13327





## PD-3 COMPLETENESS LETTER



CITY OF  
**West Linn**

December 3, 2020

Ashley Wilson  
4961 Mapleton Drive  
West Linn, OR. 97068

SUBJECT: LLA-20-04 Application for a Lot Line Adjustment for the property line between 4961 and 4973 Mapleton Drive.

Ms. Wilson,

You submitted this application on November 7, 2020. The Planning Department has reviewed the submitted materials and has deemed the application to be **complete**. The city has 120 days to exhaust all local review; that period ends April 3, 2021.

Please be aware that 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.

A 14-day public notice will be prepared and mailed. This notice will identify the earliest potential decision date by the Planning Director.

Please contact me at 503-742-6062, or by email at [cmyers@westlinnoregon.gov](mailto:cmyers@westlinnoregon.gov) if you have any questions or comments.

Sincerely,

*Chris Myers*

Chris Myers  
Associate Planner