

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT John Floyd	PROJECT No(s). LLA-22-02	PRE-APPLICATION NO. n/a
NON-REFUNDABLE FEE(S) \$800 + \$200	REFUNDABLE DEPOSIT(S)	TOTAL \$1,000

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: 1334 Willamette Falls Dr. West Linn, OR 97068	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal: move property lines to fence lines where everyone thinks they are on fence lines.

Applicant Name: Moberly construction shawn moberly (please print)	Phone: 971-563-1790
Address: 19328 towercrest Dr.	Email: moberlyconstruction@gmail.com
City State Zip: Oregon City OR 97045	

Owner Name (required): Ryan Richardson (please print)	Phone: 503 453 4857
Address: 1334 Willamette Falls Dr.	Email: richardsonrphs@gmail.com
City State Zip: West Linn, OR 97068	

Consultant Name: centerline concepts, llc. (please print)	Phone: 503 650-0188
Address: 19376 molalla Ave	Email:
City State Zip: Oregon City OR 97045	

- 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 decision may be reversed on appeal. The permit approval will not be effective until the appeal period has expired.
- 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:
<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	Date	Owner's signature (required) Ryan Richardson	Date 4/20/22
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DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT	PROJECT NO(S).	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

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) |
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| <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.

<p>* Site Location/Address: 1322 WILLAMETTE FALLS DRIVE WEST LINN OR 97068</p>	<p>Assessor's Map No.: <u>00751975</u> Tax Lot(s): <u>31E03AA01300</u> Total Land Area: <u>0.38 AC</u></p>
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Brief Description of Proposal:
 Move property lines to fence lines where everyone thinks they already are.

<p>Applicant Name: Moberly Construction Shawn Moberly <small>(please print)</small> Address: 19328 Towercrest Dr. City State Zip: Oregon City, OR 97045</p>	<p>Phone: 971 563 1790 Email: moberlyconstruction@gmail.com</p>
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<p>* Owner Name (required): ROB COZZI <small>(please print)</small> Address: 1322 WILLAMETTE FALLS DR. City State Zip: WEST LINN OR 97068</p>	<p>Phone: 971-533-5554 Email: cccuda@comcast.net</p>
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<p>Consultant Name: CENTERLINE CONCEPTS, LLC <small>(please print)</small> Address: 19376 MOLALLA AVE, SUITE 120 City State Zip: OREGON CITY OR 97045</p>	<p>Phone: 503-650-0188 Email: REQUEST@CENTERLINECONCEPTS.COM</p>
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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:
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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	Date	Owner's signature (required) * ROB COZZI	Date
			4/22/2022

To Whom It May Concern,

We are submitting a Development Review Application requesting to change our plot line to reflect the actual fence line on the east side of the property at 1334 Willamette Falls Dr. This will adjust to property tracts.

This change will reflect some key changes to the property outlined in tract 1, 1334:

- The previous property prior to the property line adjustment was just under 10,000 square feet and the adjustment will move the property to 11,143 square feet
- The front lot line length is approximately 98.95 feet, well over 35 feet.
- The lot length from east to west is 75 feet at its shortest and 98.95 feet at its longest making the average well over 50 feet.
- The lot length from north to south ranges from 91.58 feet to 142.74 feet making the average well over 50 feet.
- The interior side yard will have 7.5 feet in length

This change will reflect some key changes to the property outlined in tract 2, the property just east of 1334:

- The property will remain well over 10,000 square feet.
- The front lot line length remains well over 35 feet, at approximately 165 feet.
- The lot length from east to west is 71.2 feet at its shortest and 91.58 feet at its longest making the average well over 50 feet.
- The lot length from north to south ranges from 150.1 feet at its shortest and 168.50 feet at its longest making the average well over 50 feet.
- The interior side yard will have 7.5 feet in length.

This change also meets the approval standards for 85.210 property line adjustments which includes the following criteria which are applicable to both tract 1 and tract 2:

- There is no additional lot or parcel created by the property line adjustment.
- The property line adjustment does not increase or extend a non-conforming lot or structure.
- The property line is a straight line.
- The property line does not create a lot or parcel.
- The property line does not adversely affect existing easements or utilities.

If you have any questions please contact me.

Sincerely,



Ryan Richardson
503-453-4857



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

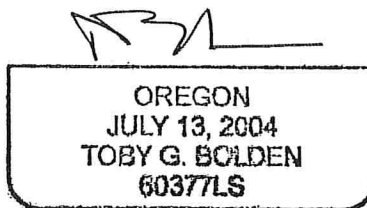
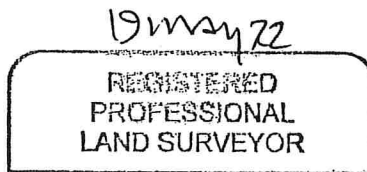
19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

Exhibit "A"
Exchange Area
Legal Description

A Tract of land being a portion of Lot 3, Block G, "WILLAMETTE FALLS ACREAGE TRACTS", and other land, located in the Northeast one-quarter of Section 3, Township 3 South, Range 1 East of the Willamette Meridian, City of West Linn, County of Clackamas, State of Oregon, being more particularly described as follows:

BEGINNING at a point on the west line of that Tract of land described in Deed recorded as Document No. 2015-066238, Clackamas County Deed Records, that is North 87°50'15" East, 180.00 feet and South 02°09'45" East, 4.87 feet from the northwest corner of said Lot 3; thence along said west line, South 02°09'45" East, 117.03 feet to the north right of way line of Willamette Falls Drive, being 30.00 feet north of the Centerline thereof when measured at right angles; thence along said north right of way line, North 76°38'08" West, 21.10 feet; thence leaving said north right of way line along the following 2 courses: North 07°51'42" East, 91.58 feet; thence North 09°32'54" East, 21.65 feet to the **POINT OF BEGINNING**.

Contains 1,219 square feet, more or less.



RENEWS: 31 DEC 23



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

Exhibit "B"
Tract 1
Legal Description

A Tract of land being a portion of Lot 3, Block G, "WILLAMETTE FALLS ACREAGE TRACTS", and other land, located in the Northeast one-quarter of Section 3, Township 3 South, Range 1 East of the Willamette Meridian, City of West Linn, County of Clackamas, State of Oregon, being more particularly described as follows:

BEGINNING at the northeast corner of that Tract of land described as Parcel II in Deed recorded as Document No. 2009-071407, Clackamas County Deed Records, being North 87°50'15" East, 180.00 feet from the northwest corner of said Lot 3, Block G; thence along the south line of the Plat of "Chinook Place", Plat No. 3256, Clackamas County Plat Records, North 87°50'15" East, 75.00 feet to the northwest corner of that Tract of land described as Parcel I in Deed recorded as Document No. 77-48716, Clackamas County Deed Records; thence along the east line of that Tract of land described in Deed recorded as Document No. 2015-066238, Clackamas County Deed Records, being coincident with the west line of said Tract of land described as Parcel I, South 02°09'45" East, 142.74 feet to the north right of way line of Willamette Falls Drive, being 30.00 feet north of the Centerline thereof when measured at right angles; thence along said north right of way line, North 76°38'08" West, 98.95 feet; thence leaving said north right of way line along the following 2 courses: North 07°51'42" East, 91.58 feet; thence North 09°32'54" East, 21.65 feet to the east line of said Tract of land described as Parcel II; thence along said east line of that Tract of land described as Parcel II, North 02°09'45" West, 4.87 feet to the **POINT OF BEGINNING**.

Contains 11,143 square feet, more or less.

19 MAY 22
REGISTERED
PROFESSIONAL
LAND SURVEYOR

TBL
OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: 31 DEC 23



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

Exhibit "C"
Tract 2
Legal Description

A Tract of land being a portion of Lot 3, Block G, "WILLAMETTE FALLS ACREAGE TRACTS", and other land, located in the Northeast one-quarter of Section 3, Township 3 South, Range 1 East of the Willamette Meridian, City of West Linn, County of Clackamas, State of Oregon, being more particularly described as follows:

[Verbatim Original Description from Document No. 2009-071407]

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

PARCEL I: PART OF LOT THREE (3), TRACT "G", WILLAMETTE FALLS ACREAGE TRACTS, IN THE CITY OF WEST LINN, COUNTY OF CLACKAMAS AND STATE OF OREGON; DESCRIBED AS FOLLOWS: THE WESTERLY 100 FEET OF SAID LOT 3, OF TRACT "G", THE WESTERLY BOUNDARY OF WHICH IS THE WEST BOUNDARY OF SAID LOT 3, AND THE EASTERLY BOUNDARY IS A LINE MEASURED AT RIGHT ANGLES TO THE NORTHERLY BOUNDARY OF SAID LOT 3, AND 100 FEET DISTANT FROM THE NORTHWESTERLY CORNER OF SAID LOT 3, MEASURED ALONG THE NORTH LINE OF SAID LOT 3;

PARCEL II: PART OF LOT THREE (3), TRACT "G", WILLAMETTE FALLS ACREAGE TRACTS, IN THE CITY OF WEST LINN, COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO J. F. RAMSEY BY DEED RECORDED IN BOOK 265, PAGE 695, DEED RECORDS; THENCE EAST 80 FEET ALONG THE NORTH LINE OF SAID LOT TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO WILLIAM L. LOCKINGTON AND MARY JANE LOCKINGTON, HUSBAND AND WIFE, RECORDED JUNE 6, 1947, IN BOOK 391, PAGE 383, RECORDS OF CLACKAMAS COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID LOCKINGTON TRACT TO THE SOUTHERLY LINE OF LOT 3; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 3, TO THE SOUTHEAST CORNER OF SAID J.F. RAMSEY TRACT; THENCE NORTH ALONG THE EAST LINE OF THE RAMSEY TRACT TO THE PLACE OF BEGINNING;

PARCEL III: PART OF THE JOSEPH A. FIELDS D.L.C. IN THE CITY OF WEST LINN, COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, TRACT "G", WILLAMETTE FALLS ACREAGE TRACTS, WHICH IS IN THE NORTHERLY LINE OF THE PARCEL OF LAND THIRDLY DESCRIBED IN DEED DATED JANUARY 31, 1913, PORTLAND RAILWAY LIGHT AND POWER COMPANY TO PORTLAND, EUGENE AND EASTERN RAILWAY COMPANY, RECORDED APRIL 3, 1913, PAGE 361, BOOK 130, OF RECORD OF DEEDS OF CLACKAMAS COUNTY; THENCE SOUTH 76°46' EAST ALONG SAID

NORTHERLY LINE OF SAID PARCEL OF LAND THIRDLY DESCRIBED IN SAID DEED DATED JANUARY 31, 1913, SAID NORTHERLY LINE BEING ALSO THE SOUTHERLY LINE OF LOT 3, TRACT "G", WILLAMETTE FALLS ACREAGE TRACTS, A DISTANCE OF 184.74 FEET TO A POINT IN THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THE LAND OF R.E. DAVIDSON AND SADIE M. DAVISON; THENCE SOUTH 00°02' WEST ALONG SAID SOUTHERLY EXTENSION OF SAID EATERLY LINE, 29.18 FEET TO A POINT IN THE NORTHERLY LINE OF MARKET ROAD NO. 14; THENCE NORTH 76°44' WEST, ALONG SAID NORTHERLY LINE OF ROAD, 205.31 FEET TO A POINT IN THE CENTER LINE OF A 40 FOOT WIDE ROADWAY BETWEEN TRACTS "G" AND "F", WILLAMETTE FALLS ACREAGE TRACTS; THENCE NORTH 0°02' EAST ALONG SAID CENTER LINE OF SAID 40 FOOT WIDE ROADWAY, 29.06 FEET TO A POINT IN THE AFORESAID SOUTHERLY LINE OF SAID PARCEL O FLAND THIRDLY DESCRIBED IN SAID DEED DATED JANUARY 31, 1913; THENCE SOUTH 76°46' EAST, ALONG SAID SOUTHERLY LINE, 20.54 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE PROPERTY CONVEYED TO CITY OF WEST LINN RECORDED APRIL 29, 1998 AS FEE NO. 98036607.

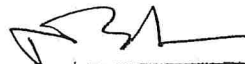
NOTE: This legal description was created prior to January 1, 2008.

[EXCHANGE AREA]

EXCEPTING THEREFROM a Tract of land being a portion of Lot 3, Block G, "WILLAMETTE FALLS ACREAGE TRACTS", and other land, located in the Northeast one-quarter of Section 3, Township 3 South, Range 1 East of the Willamette Meridian, City of West Linn, County of Clackamas, State of Oregon, being more particularly described as follows:

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19 MAY 22
REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: 31 DEC 23

RECORD OF SURVEY PROPERTY LINE ADJUSTMENT

A PORTION OF LOT 3, BLOCK G, "WILLAMETTE FALLS ACREAGE TRACTS",
AND OTHER LANDS LOCATED IN THE N.E. 1/4 SECTION 3, T.3S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
MAY 18, 2022 SCALE 1"=30'
SURVEY PERFORMED FOR: MOBERLY CONSTRUCTION

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NO. 2015-066238 AND 2009-071407, CLACKAMAS COUNTY DEED RECORDS, PER CITY OF WEST LINN CASE FILE NO. _____ THE SUBJECT TRACTS ARE DESCRIBED IN SAID DEEDS AS A PART OF LOT 3, BLOCK G, "WILLAMETTE FALLS ACREAGE TRACTS", PLAT NO. 0138, CLACKAMAS COUNTY PLAT RECORDS, TOGETHER WITH OTHER LAND.

FOR THE NORTH LINE OF THE SUBJECT TRACT, BEING THE NORTH LINE OF SAID LOT 3, ALSO BEING THE SOUTH LINE OF THE PLAT OF "CHINOOK PLACE", PLAT NO. 3256, AND MY BASIS OF BEARINGS, I HELD SOUTH 87°50'15" WEST BETWEEN FOUND MONUMENTS "A", "B" AND "C", PER SURVEYS NO. 26019 AND 2021-256, AND SAID PLAT OF "CHINOOK PLACE" (BEARING SOURCE).

FOR THE SOUTH LINE OF THE SUBJECT TRACT, BEING THE NORTH RIGHT OF WAY LINE OF 19TH STREET (A 40.00 FOOT WIDE RIGHT OF WAY), I HELD RECORD DISTANCE OF 41' (A 60.00 FOOT WIDE RIGHT OF WAY), I HELD STATION AND OFFSET DATA FOR FOUND MONUMENTS "D", "E", "F", AND "G" PER SURVEY NO. 2020-189.

TO ESTABLISH THE WEST LINE OF SAID LOT 3, BEING THE EAST RIGHT OF WAY LINE OF 19TH STREET (A 40.00 FOOT WIDE RIGHT OF WAY), I HELD RECORD DISTANCE OF 150.10 FEET WEST OF FOUND MONUMENT "C" PER SURVEY NO. 26019, AND A POINT 40.00 FEET EAST OF FOUND MONUMENT 107, PER SURVEY 7064, AND RECORD ANGLE OFF THE ESTABLISHED CENTERLINE OF WILLAMETTE FALLS DRIVE PER SURVEY NO. 2020-189.

I ESTABLISHED THE NORTHWEST AND NORTHEAST CORNERS OF THE SUBJECT TRACT AT RECORD DEED DISTANCE EAST OF THE NORTHWEST CORNER OF SAID LOT 3.

FOR THE SIDELINES OF THE SUBJECT TRACTS, I CALCULATED LINES PERPENDICULAR TO THE NORTH LINE OF SAID LOT 3, AS SHOWN IN SURVEY NO. 2901 WHICH SURVEYED "DIVISIONS IN LOT 3, BLOCK G" FOR THE SOUTHERLY SEGMENTS OF THE EAST AND WEST LINES, BEING OUTSIDE THE BOUNDS OF SAID PLAT, THE SUBJECT DEED REFERENCES TO THE NORTH LINE OF SAID LOT 3, WHEREAS THE SIDELINES OF PARCEL III ARE DESCRIBED AS THE SOUTHERLY EXTENSIONS THEREOF, ALTHOUGH THE REFERENCES IN THE WESTERLY ADJOINING DEED ARE NOT SO EXPLICIT, IT APPEARS TO BE THE INTENT THAT THESE LINES WERE THE EXTENSIONS OF LINES PERPENDICULAR TO THE NORTH LINE OF SAID LOT 3. IT IS APPARENT, HOWEVER, THAT THE HOUSES AND FENCES BUILT ALONG THIS PORTION OF WILLAMETTE FALLS DRIVE, BETWEEN 19TH STREET AND BRITTON STREET WERE BUILT PARALLEL AND PERPENDICULAR TO THE RIGHT OF WAY OF WILLAMETTE FALLS DRIVE AND NOT TO THE NORTH LINE OF SAID LOT 3, CREATING SEVERAL APPARENT ENCROACHMENTS.

LEGEND:

○ SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON _____, 2022

● FOUND MONUMENT AS NOTED

■ FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "CASWELLHERTEL 503-644-3179" FROM S7

▲ FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED "COMPASS CORP" FROM P2

IR = IRON ROD

[C] = CALCULATED DISTANCE

YPC = YELLOW PLASTIC CAP

SF = SQUARE FEET

OU = ORIGIN UNKNOWN

XXX.XX'(X) = HELD RECORD DISTANCES & BEARINGS

(XXX.XX'(X)) = RECORD DISTANCES & BEARINGS

DOCUMENT NO. = DEED DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS

SN = SURVEY NUMBER, CLACKAMAS COUNTY SURVEYOR'S OFFICE

S1 = SN 2809

S3 = SN 15147

S5 = SN 26820

S7 = SN 2021-256

D2 = DOCUMENT NO. 2009-071407

P1 = "WILLAMETTE FALLS ACREAGE TRACTS" PLAT NO. 138

P2 = PARTITION PLAT NO. 1994-067

P3 = "CHINOOK PLACE" PLAT NO. 3256

D3 = DOCUMENT NO. 77-48716

7WDF = 7' WOOD FENCE

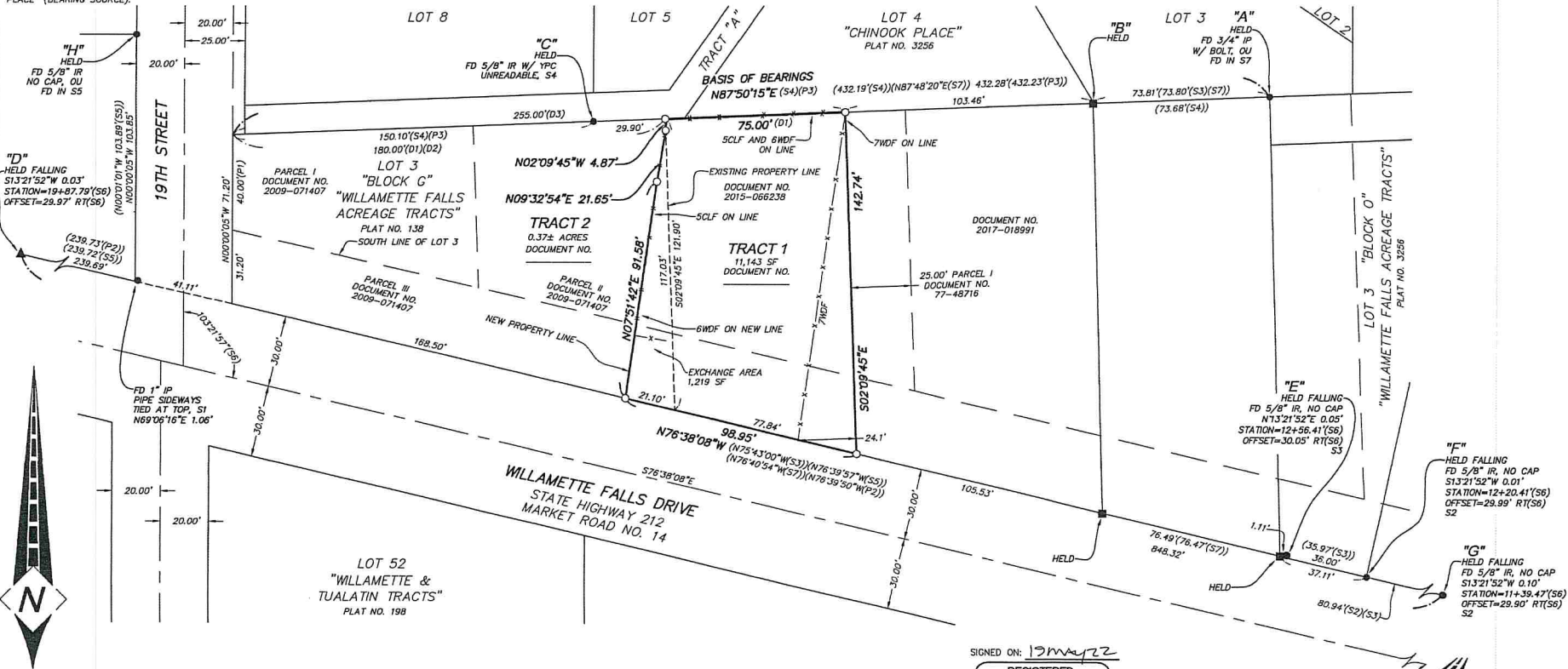
6WDF = 6' WOOD FENCE

CLACKAMAS COUNTY SURVEYOR

RECEIVED: _____

ACCEPTED FOR FILING: _____

SURVEY NUMBER: _____

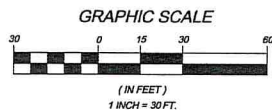


APPROVAL:

CITY OF WEST LINN PLANNING FILE NO. _____

BY: _____ DATE: _____

CITY OF WEST LINN PLANNING DEPARTMENT



SIGNED ON: 13 May 22

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2023

11+39.47(S6)

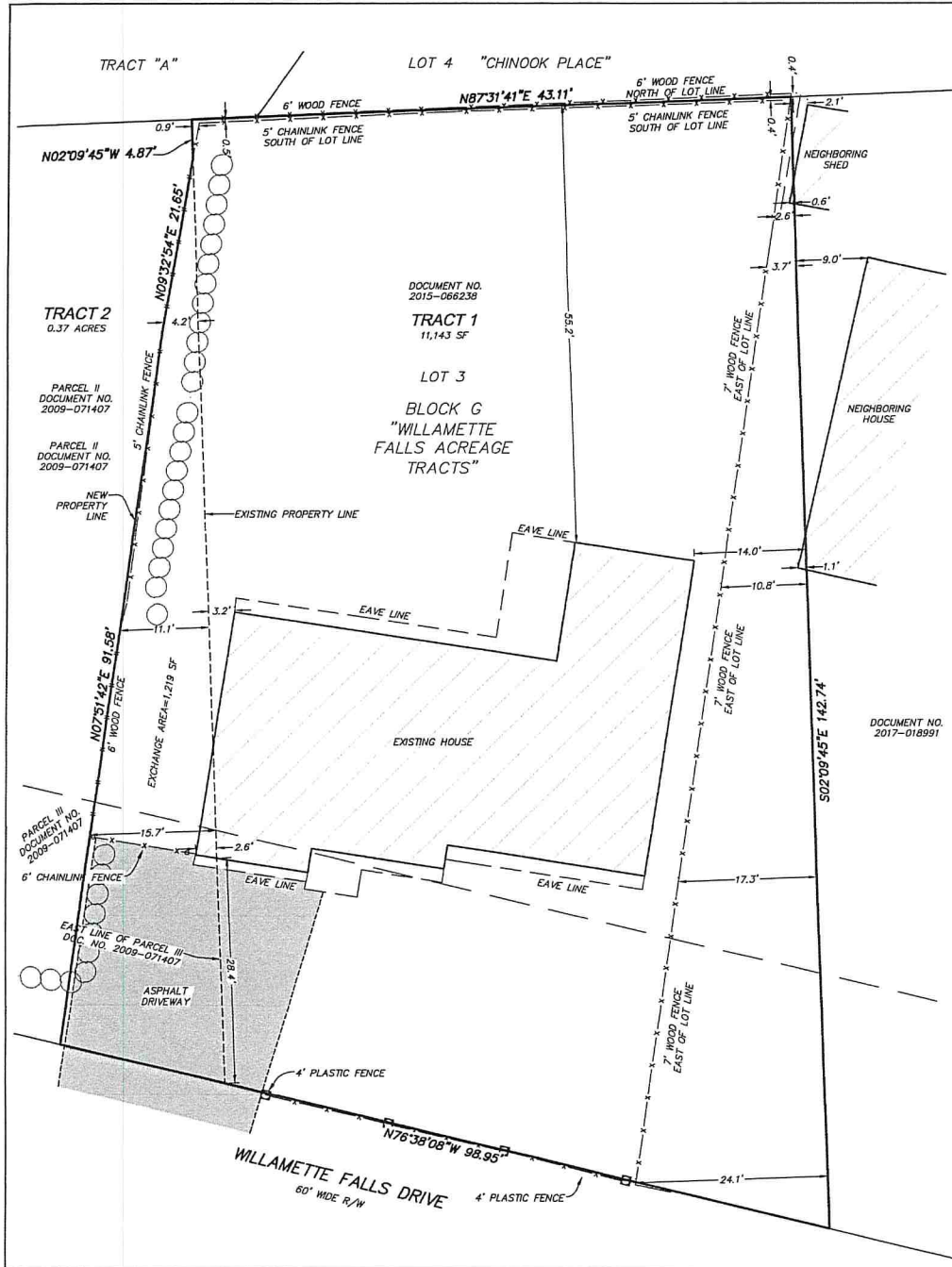
CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

PLOTTED: M:\PROJECTS\MOBERLY CONST-WILLAMETTE FALLS DR-1334\DWG\R05-C3D.dwg

SUPPLEMENTAL MAP

PART OF LOT 3, BLOCK 'G', "WILLAMETTE FALLS ACREAGE TRACTS"
 LOCATED IN THE
 N.E. 1/4 SECTION 3, T.3S., R.1E., W.M.
 CLACKAMAS COUNTY, OREGON
 MAY 18, 2022 SCALE 1"=10'

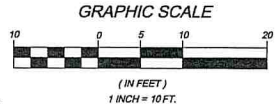
SURVEY PERFORMED FOR:
 MOBERLY CONSTRUCTION



LEGEND:

Some Symbols shown may not be used on map

- | | |
|--|--------------------------|
| 12" DECIDUOUS TREE | SSP TRAFFIC SIGNAL POLE |
| 24" EVERGREEN TREE | UTILITY POLE |
| DEAD TREE | LIGHT POLE |
| STORM SEWER MANHOLE | GUY WIRE |
| CATCH BASIN | ELECTRIC BOX |
| CURB INLET | ELECTRIC METER |
| AREA DRAIN | TRANSFORMER |
| DITCH INLET | ELECTRIC RISER |
| SANITARY SEWER CLEANOUT | HEAT PUMP |
| SANITARY SEWER MANHOLE | GATE POST |
| FIRE HYDRANT | CABLE TV BOX |
| WATER MANHOLE | CABLE TV RISER |
| WATER METER | OVERHEAD LINE |
| WATER VALVE | GAS LINE |
| HOSE BIB | ELECTRICAL LINE |
| IRRIGATION CONTROL VALVE | COMMUNICATIONS LINE |
| GAS VALVE | SANITARY SEWER LINE |
| GAS METER | STORM DRAIN LINE |
| MAILBOX | WATER LINE |
| UTILITY RISER | FENCE LINE |
| UTILITY BOX | HANDRAIL |
| TELEPHONE MANHOLE | ARBORVITAE ROW |
| TELEPHONE RISER | FD = FOUND |
| STORM OUTFALL | IP = IRON PIPE |
| SIGN | IR = IRON ROD |
| BOLLARD | YPC = YELLOW PLASTIC CAP |
| FOUND MONUMENT | ALC = ALUMINUM CAP |
| DOWN SPOUT TO STORM SYSTEM | RPC = RED PLASTIC CAP |
| DOWN SPOUT TO SPLASH GUARD OR GROUND W/ PIPE DIRECTION | |



SIGNED ON: 19 MAY 22

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 13, 2004
 TOBY G. BOLDEN
 60377LS

RENEWS: DECEMBER 31, 2023

CENTERLINE CONCEPTS
 LAND SURVEYING, INC.

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