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CITY OF  
**West Linn**

**PLANNING MANAGER DECISION**

DATE: June 16, 2022

FILE NO.: LLA-22-02

REQUEST: Property Line Adjustment (LLA) between two legal lots at 1322 and 1334  
Willamette Falls Drive

PLANNER: John Floyd, Associate Planner

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*DSW*

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Planning Manager

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## GENERAL INFORMATION

<b>OWNER/ APPLICANT:</b>	Rob Cozzi 1322 Willamette Falls Dr. West Linn OR 97068	Ryan Richardson 1334 Willamette Falls Dr. West Linn OR 97068
<b>SITE LOCATION:</b>	1322 & 1334 Willamette Falls Drive	
<b>LEGAL DESCRIPTION:</b>	31E03AA01300	31E03AA01200
<b>LOT SIZE:</b>	16,117 Sq. Ft. (proposed)	11,143 Sq. Ft. (Proposed)
<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 June 16, 2022. The 120-day period therefore ends on October 14, 2022.	

## **PROJECT BACKGROUND**

The applicant proposes to adjust the shared boundaries of two tracts of land, both being a portion of Lot 3, Block G, "Willamette Falls Acreage Tracts", and a portion of the Joseph A. Fields Donation land Claim, as described in the application materials contained in PD-1.

The affected properties are zoned R-10 (Single-Family Residential Detached) and contain single-family homes constructed in 1950 (Tract 1) and 1920 (Tract 2). Tract 1 is located at 1334 Willamette Falls Drive and will increase in size from approximately 9,924 to 11,143 square feet. Tract 2 is located at 1322 Willamette Falls Drive and will decrease in size from approximately 17,336 to 16,117 square feet.

Based upon the survey provided by the applicant and available GIS data, it appears that the side lot lines were established in a north-south direction, but the builders of the homes and subsequent homeowners have assumed the property lines were perpendicular to the road which is not laid out in an east-west direction, resulting in a disconnect between legal boundaries and assumed boundaries. This error has placed the driveway and a corner of the home located on Tract 1 across the property line and onto Tract 2. Therefore, the purpose of the adjustment is to relocate a side property line to correspond to existing fencelines, and make the existing home on Tract 1 compliant with side-yard setback requirements.

All requirements of CDC Chapter 85.210 are met. No additional lots will be created, no easements are expected to be adversely impacted, and the reconfiguration of the tracts will meet all dimensional requirements of the R-10 zone.

## DECISION

The Planning Manager (designee) approves this application (LLA-22-02), 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:

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 partition plat) showing the survey of the adjusted line shall substantially conform to the documents provided in Exhibit PD-1.

\_\_\_\_\_  
John Floyd, Associate Planner

June 16, 2022  
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 22<sup>nd</sup> day of June, 2022.

Therefore, the 14-day appeal period ends at 4 p.m. on July 6, 2022.

**ADDENDUM**  
**APPROVAL CRITERIA AND FINDINGS**  
**LLA-22-02**

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: The applicant proposal consists of two tracts with a single-family home on each. The adjustment does not change the use of the property. This standard is 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: After the adjustment, both tracts will exceed the minimum lot size. This standard is 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: After the adjustment, Tract 1 will have a front lot line of approximately 123 feet, and Tract 2 a front lot line of approximately 168.5 feet. Both tracts meet the minimum front lot line requirement of 35 feet. The criteria is met.**

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

**Staff Finding 4: After the adjustment, both lots will have lot widths well in excess of 50 feet. This standard is 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: Both tracts have an existing single-family home. The only setback affected by the adjustment is an interior sideyard setback. After the adjustment, the existing home on Tract 1 will be approximately 13 feet from the side property line, in excess of the 7.5 feet required in the zone. The existing home and detached garage on Tract 2 will be approximately 92 feet and 37 feet from the adjustment property line, well in excess of the 7.5 foot minimum. No other setbacks are applicable to the proposal. This standard is 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: No change in building height, access way widths, or sidewall provisions will occur. Based upon the survey provided for Tract 1, lot coverage and floor area ratio is expected to be approximately 16% after the adjustment. No data was provided for Tract 2, but existing GIS data suggest lot coverage and floor area ratio of approximately 19% after the adjustment. Therefore, as adjusted both tracts are expected to be in compliance with these standards.**

## *II. 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 applicant proposes to adjust the shared boundary between Tracts 1 and 2 as described in PD-1. No additional lots 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 8:** As previously detailed in Staff Findings 1 through 6, the proposed adjustment will result in two tracts in conformance with minimum dimensional standards affected by the adjustment, and remove existing nonconformities on Tract 1. The 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).*
- (The following figures are only intended as examples.)*

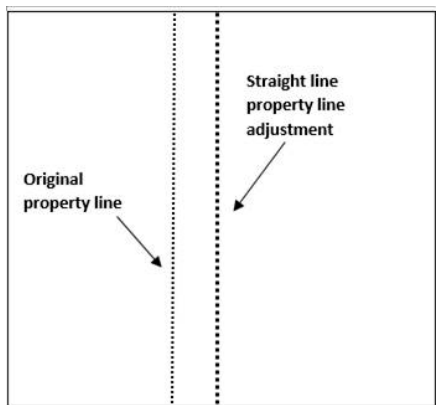


Figure 1

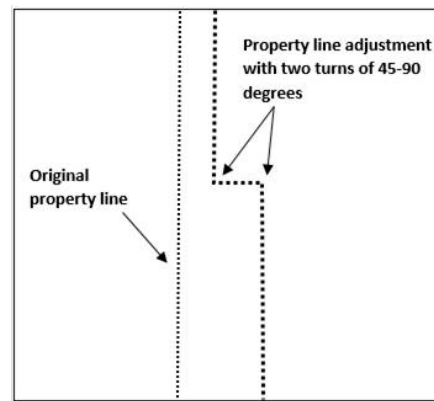


Figure 2

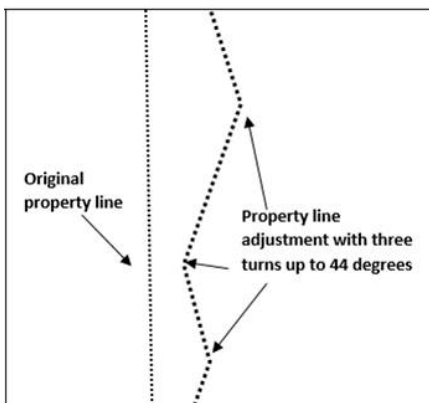


Figure 3

**Staff Finding 9:** The proposal adjusts the common property line through the use of a straight angle, perpendicular to the front lot line. The criteria is met.

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

**Staff Finding 10:** As discussed in staff findings 5 and 6, both of the adjusted tracts will continue to meet site development regulations. The 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 11:** The proposal does not adversely affect any existing public easements or utilities. This criteria does not apply.

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

**Staff Finding 12:** As detailed in the staff findings above, the proposal meets the standards for a property line adjustment and does not require a variance. The criteria is 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 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>John Floyd</b>	PROJECT No(s). <b>LLA-22-02</b>	PRE-APPLICATION NO. <b>n/a</b>
NON-REFUNDABLE FEE(S) <b>\$800 + \$200</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> <i>1334 Willamette Falls Dr. West Linn, OR 97068</i>	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.*

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

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

<b>Consultant Name:</b> <i>centerline concepts, inc.</i> <small>(please print)</small>	Phone: <i>503 650-0188</i>
Address: <i>19376 molalla Ave</i>	Email:
City State Zip: <i>Oregon City OR 97045</i>	

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:  
<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                                  |
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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><b>* Site Location/Address:</b>                  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><b>Applicant Name:</b> Moberly Construction Shawn Moberly                  (please print)                  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><b>* Owner Name (required):</b> ROB COZZI                  (please print)                  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><b>Consultant Name:</b> CENTERLINE CONCEPTS, LLC                  (please print)                  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.
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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:  
<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) * 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.

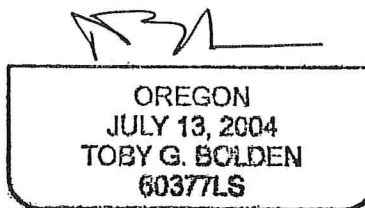
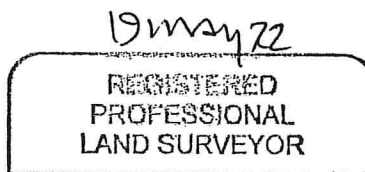
19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045  
P. 503-650-0188 F. 503-650-0189

**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 DEL 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 EASTERLY 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 OF LAND 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.

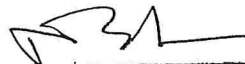
NOTE: This legal description was created prior to January 1, 2008.

**[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:

**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**.

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 NICHOLICH TRACT DEED DOCUMENT NO. 77-11799, SAID DEED DESCRIBES THE NICHOLICH TRACT IN THREE SEPARATE PARCELS, PARCEL III BEING THAT PORTION LYING SOUTH OF SAID LOT 3. PARCELS I AND II OF SAID DEED SPECIFICALLY CALL THE SIDELINES AS PERPENDICULAR 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

D1 = DOCUMENT NO. 2015-066238

D2 = DOCUMENT NO. 2009-071407

D3 = DOCUMENT NO. 77-48716

D1 = DOCUMENT NO. 2015-066238

D2 = DOCUMENT NO. 2009-071407

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D3 = DOCUMENT NO. 77-48716

D1 = DOCUMENT NO. 2015-066238

D2 = DOCUMENT NO. 2009-071407

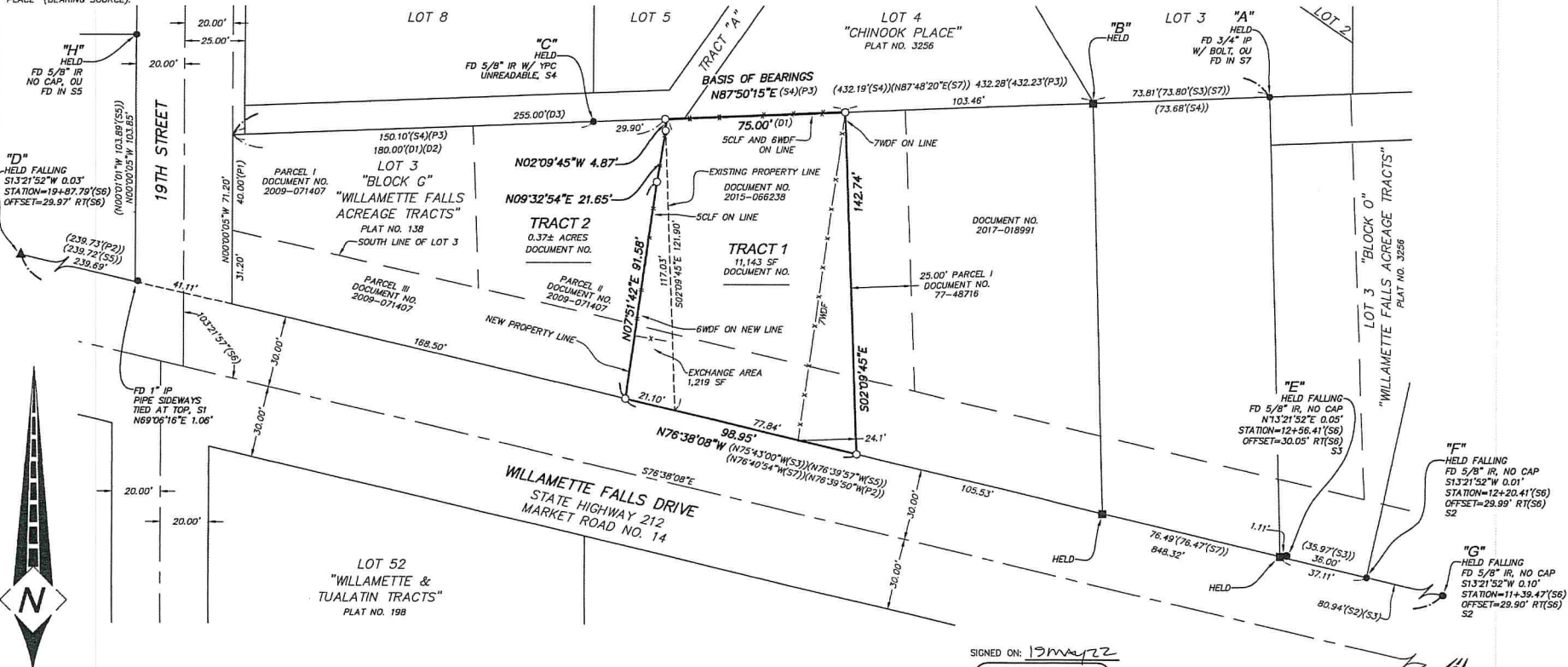
D3 = DOCUMENT NO. 77-48716

CLACKAMAS COUNTY SURVEYOR

RECEIVED: \_\_\_\_\_

ACCEPTED FOR FILING: \_\_\_\_\_

SURVEY NUMBER: \_\_\_\_\_



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

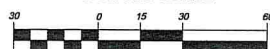
## APPROVAL:

CITY OF WEST LINN PLANNING FILE NO. \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WEST LINN PLANNING DEPARTMENT

## GRAPHIC SCALE



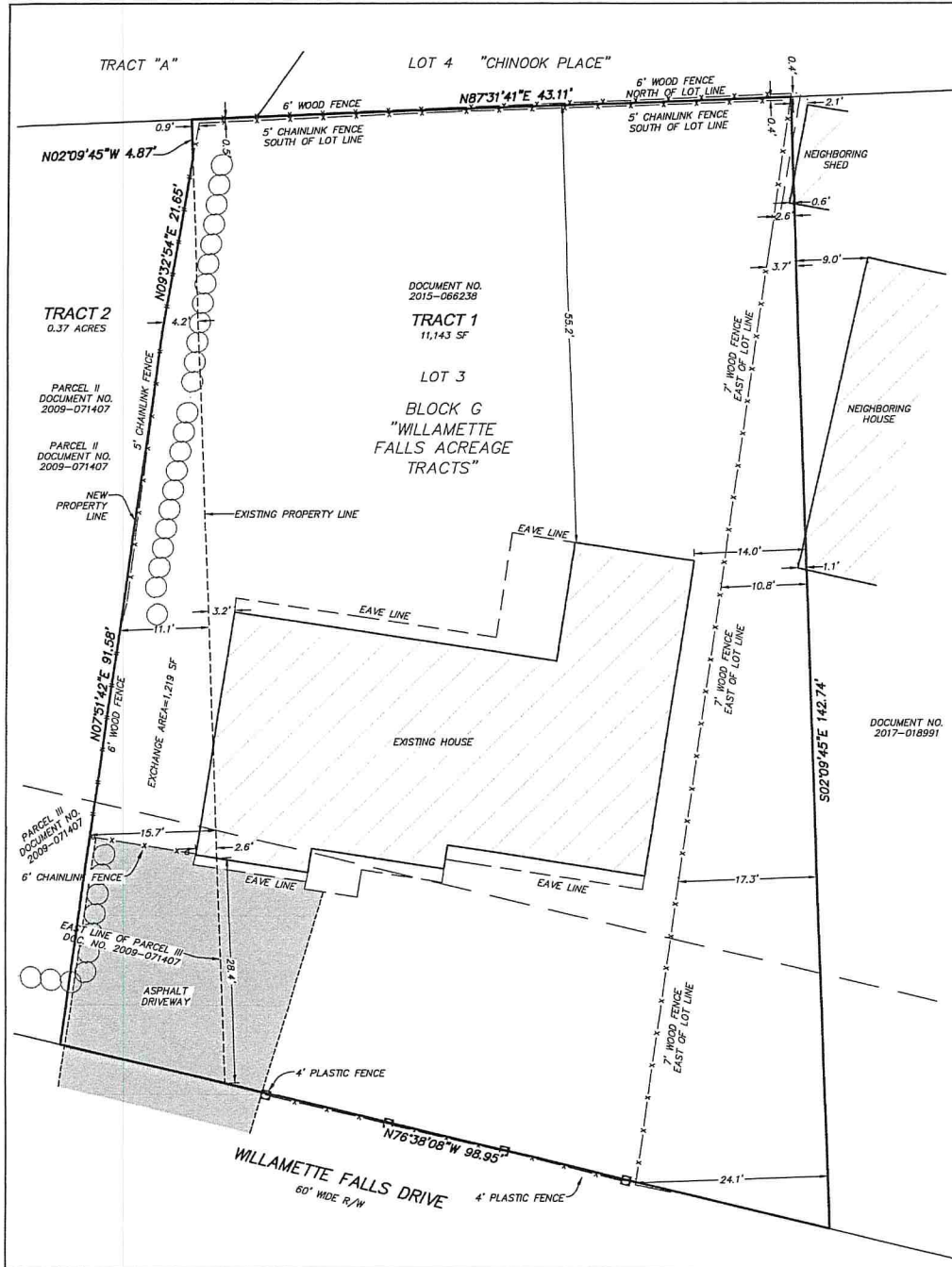
(IN FEET)

1 INCH = 30 FT.

# 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



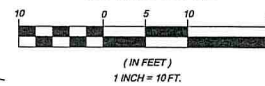
## LEGEND:

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 |                          |



## GRAPHIC SCALE



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.

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\SUPPLEMENTAL.dwg

## PD-2 TAX MAP

3 1 E 03AA  
WEST LINN

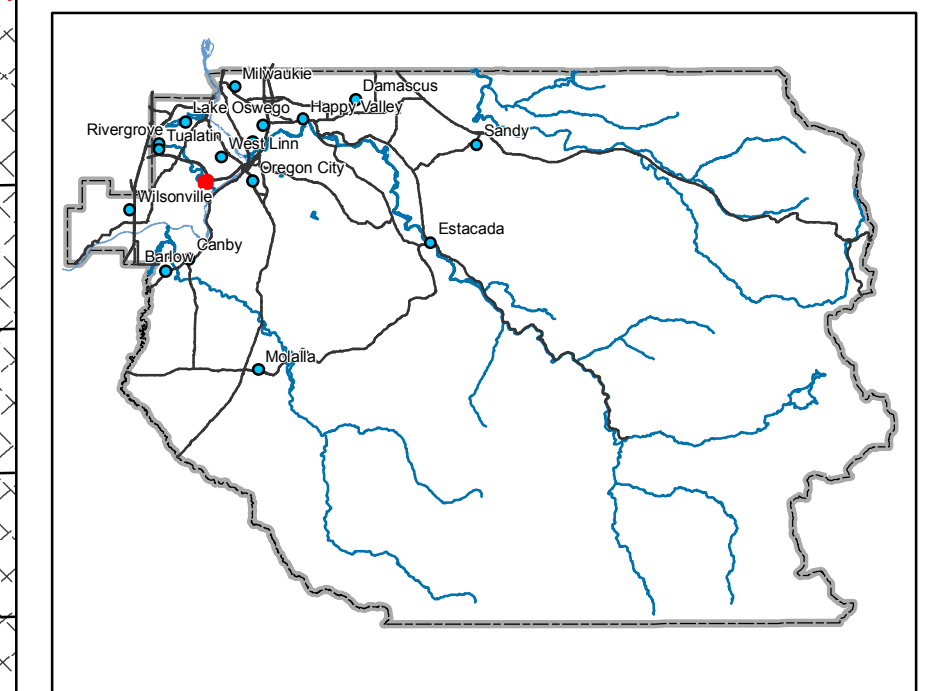
N.E. 1/4 N.E. 1/4 SEC. 3 T.3S. R.1E. W.M.  
CLACKAMAS COUNTY  
1" = 100'

D.L.C  
AMBROSE FIELDS NO. 52  
JOSEPH FIELDS NO. 51 & 67

Cancelled Taxlots

- 3391
- 900
- 3100
- 3001
- 301
- 2802
- 1901
- 2501
- 2600
- 2601
- 601
- 3400
- 3507
- 3508
- 200
- 101
- 500
- 600
- 701
- 801
- 700
- 800
- 1301
- 2200
- 3301D1

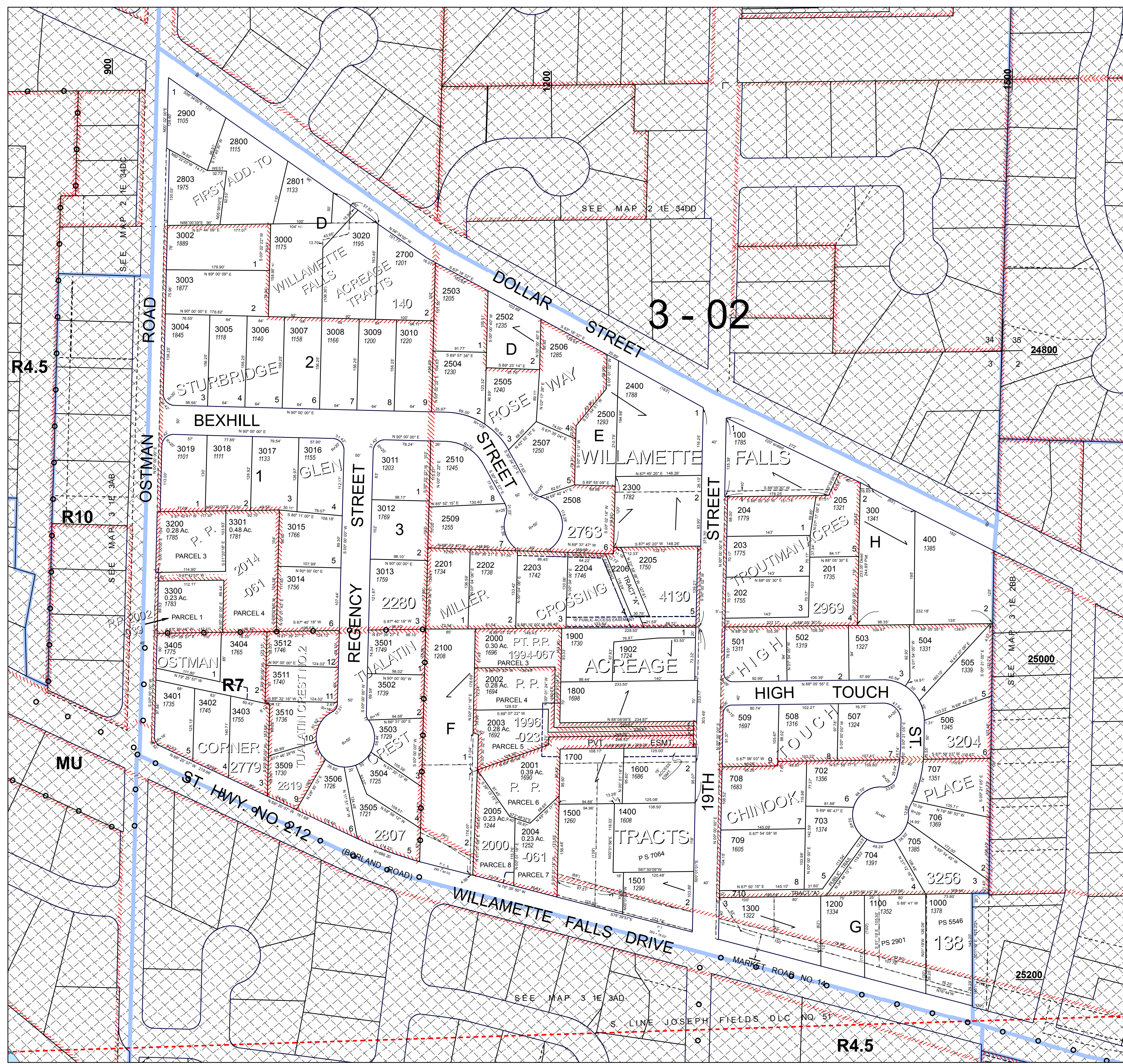
- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor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



THIS MAP IS FOR ASSESSMENT  
PURPOSES ONLY

8/30/2017

3 1 E 03AA  
WEST LINN



## **PD-3 COMPLETENESS LETTER**



CITY OF  
**West Linn**

June 16, 2022

Ryan Richardson  
1334 Willamette Falls Drive  
West Linn, OR 97068

SUBJECT: LLA-22-02 application for a Lot Line Adjustment at 1322 & 1334 Willamette Falls Dr.

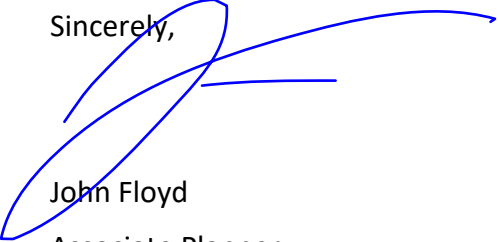
Dear Ryan:

You submitted this application on May 24, 2022. The Planning and Engineering Departments find this application to be **complete**. The city has 120 days to exhaust all local review; that period ends June 10, 2022.

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 Manager to render a decision on your proposal.

Please contact me at 503-742-6058, or by email at [jfloyd@westlinnoregon.gov](mailto:jfloyd@westlinnoregon.gov) if you have any questions or comments.

Sincerely,



John Floyd  
Associate Planner