



CITY OF
West Linn

PLANNING MANAGER DECISION

DATE: March 23, 2023

FILE NO.: LLA-22-05

REQUEST: Property Line Adjustment at 19425 Old River Dr. and 3360 Fairview Way

PLANNER: Ben Gardner, Assistant Planner

DSW Planning Manager

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GENERAL INFORMATION

OWNERS/ APPLICANT:

E. David Granum & JoAnn Klassen (same owner)
19425 Old River Dr
West Linn, OR 97068

SITE LOCATION:

19425 Old River Dr

3360 Fairview Way

LEGAL DESCRIPTION:

Lot 61, Cedaroak Park
Tax lot 21E13CC04700

Parcel 3, PP-1994-113
(portion of Lot 62, Cedaroak Park)
Tax lot 21E14DD08402

PROPOSED LOT SIZE:

24,554 Sq. Ft. (proposed)

15,894 Sq. Ft. (Proposed)

COMP PLAN DESIGNATION:

Low Density Residential

Low Density Residential

ZONING:

Residential, R-10

Residential, R-10

APPROVAL CRITERIA:

Community Development Code (CDC):
Chapter 11: Single-family residential detached
Chapter 85: Land Division

120-DAY RULE:

The application became complete on November 30, 2022. The 120-day period therefore ends on March 30, 2023.

PROJECT BACKGROUND

The applicant proposes to adjust the shared boundaries between two legal lots within the Robinwood Neighborhood, resulting in the transfer of approximately 2846 square feet from one of their properties (19425 Old River Dr) to another adjacent property they own (3360 Fairview Ct) as shown on the proposed map in PD-1. The affected properties are currently developed with single-family homes and zoned Residential, R-10.

Lot 61 and 62 of Cedaroak Park comprise the original land these two lots were created from in 1922 as shown within County Survey 0468. 19425 Old River appears to have gained its current form by deed sometime before the area was annexed into the City in 1967 by reconfiguration of Lot 61. 3360 Fairview Way was created in the course of a minor partition in 1994 as shown in partition plan 1994-113 as a portion of what was originally Lot 62. See exhibit PD-2 for documentation of this history.

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 properties will meet all dimensional requirements of the R-10 zone.

DECISION

The Planning Manager (designee) approves this application (LLA-22-05), 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 between Proposed Parcel 1 and Parcel 2 shall substantially conform to the documents provided in Exhibit PD-1.



Ben Gardner, Assistant Planner

March 23, 2023
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 23rd Day of March, 2023.

Therefore, the 14-day appeal period ends at 4 p.m. on April 6, 2023.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
LLA-22-05**

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

CDC 11.030 PERMITTED USES

The following are uses permitted outright in this zoning district:

1. *Single-family attached or detached residential unit.*

...

Staff Finding 1: The applicant proposal consists of two parcels, each of which contains an existing single family detached residential unit. The adjustment does not change the use of the property. The criteria are met.

CDC 11.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

| STANDARD | REQUIREMENT | ADDITIONAL NOTES |
|--|-----------------------|---|
| Minimum lot size Average minimum lot or parcel size for a townhouse project | 10,000 sf 1,500 sf | For a single-family attached or detached unit |
| Minimum lot width at front lot line | 35 ft | Does not apply to townhouses or cottage clusters |
| Average minimum lot width | 50 ft | Does not apply to townhouses or cottage clusters |
| Minimum yard dimensions or minimum building setbacks | | Except as specified in CDC <u>25.070(C)(1)</u> through (4) for the Willamette Historic District. Front, rear, and side yard setbacks in a cottage cluster project are 10 ft. There are no additional setbacks for individual structures on individual lots, but minimum distance between structures shall follow applicable building code requirements. |
| Front yard | 20 ft | Except for steeply sloped lots where the provisions of CDC <u>41.010</u> shall apply |
| Interior side yard | 7.5 ft | Townhouse common walls that are attached may have a 0-ft side setback. |
| Street side yard | 15 ft | |
| Rear yard | 20 ft | |
| Maximum building height | 35 ft | Except for steeply sloped lots in which case the provisions of Chapter <u>41</u> CDC shall apply. |
| Maximum lot coverage | 35% | Maximum lot coverage does not apply to cottage clusters. However, the maximum building footprint for a cottage cluster is less than 900 sf per dwelling unit. • This does not include detached garages, carports, or accessory structures. • A developer may deduct up to 200 sf for an attached garage or carport. |
| Minimum accessway width to a lot which does not abut a street | 15 ft | |

| STANDARD | REQUIREMENT | ADDITIONAL NOTES |
|-------------------------------|-------------|---|
| or a flag lot | | |
| Maximum floor area ratio | 0.45 | Maximum FAR does not apply to cottage clusters. |
| Duplex, triplex, and quadplex | 0.60 | 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. |

...

Staff Finding 2: After the proposed adjustment, both parcels will exceed the minimum lot size of 10,000 square feet. Neither property's conformance with the front lot width requirement is affected by the proposed adjustment - 3360 Fairview is a flag lot and therefore does not meet the 35 ft. minimum front lot width, while 19425 Old River is maintaining its front lot width of approximately 86.8 ft. Neither property's conformance with the minimum required lot width is affected by the proposed adjustment - 3360 Fairview has an average lot width of approximately 85 ft. while 19425 Old River has an average lot width of approximately 105 ft. Neither property's conformance with the minimum yard dimensions is affected. Neither property's conformance with the maximum building height is affected. Neither property's conformance with maximum lot coverage is affected as the proposed adjustment at 19425 Old River will change from approximately 8% lot coverage to 9% lot coverage, while 3360 Fairview will change from approximately 19% lot coverage to 16% lot coverage. The criteria are met.

CDC 85.210 Property Line Adjustments – Approval Standards

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

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

Staff Finding 3: The applicant proposes to adjust the shared boundary between 19425 Old River Dr and 3360 Fairview Way as described in Exhibit PD-1. 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 4: As previously detailed in Staff Findings 1 and 2, the proposed adjustment will result in two parcels in conformance with dimensional standards affected by the adjustment. The criteria are met.

3. Property line adjustments shall be either:
- A straight line (see Figure 1 example);
 - A line with maximum of two 45- to 90-degree turns (see Figure 2 example); or
 - A maximum of three turns less than 45 degrees (see Figure 3 example).
- (The following figures are only intended as examples.)

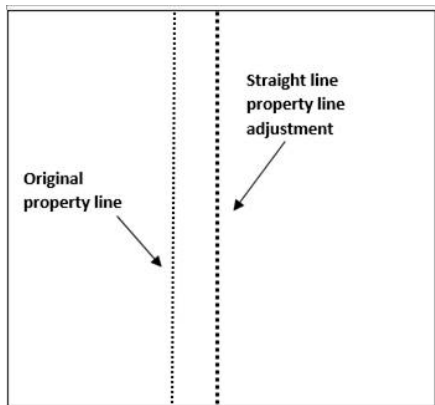


Figure 1

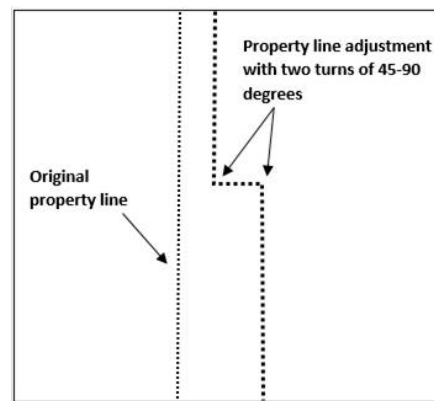


Figure 2

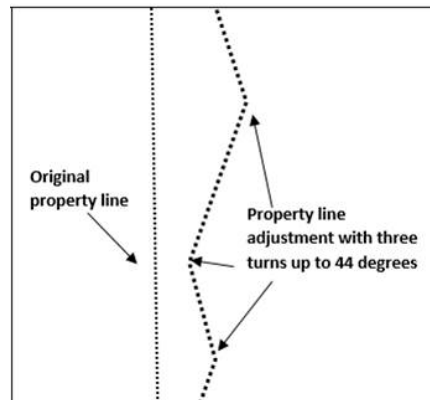


Figure 3

Staff Finding 5: As shown in the survey within applicant submittal PD-1, the applicant has proposed a property line adjustment comprised of one 48.5 degree turn. The criteria are met.

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

Staff Finding 6: As discussed in the staff findings above, both of the adjusted parcels will continue to meet site development regulations. 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 7: The proposal does not adversely affect any existing public 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 8: 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 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 9: The applicant understands the process and right to appeal the decision. The provisions of CDC section 85.070 are satisfied by this application (see Exhibit PD-1) for the lots of record subject to the proposal. The application is being processed in conformance with the provisions of CDC Chapter 99. The criteria are met.

PD-1 APPLICANT SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

| | | |
|---|------------------------------------|-----------------------------------|
| STAFF CONTACT Ben Gardner | PROJECT NO(S). LLA-22-05 | 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"/> Code Interpretation | <input checked="" type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Modification of Approval | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Tree Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |



Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the City website.

| | |
|-------------------------------|---------------------|
| Site Location/Address: | Assessor's Map No.: |
| | Tax Lot(s): |
| | Total Land Area: |

Brief Description of Proposal:

| | |
|---|--------|
| Applicant Name: <small>(please print)</small> | Phone: |
| Address: | Email: |
| City State Zip: | |

| | |
|--|--------|
| Owner Name (required): <small>(please print)</small> | Phone: |
| Address: | Email: |
| City State Zip: | |

| | |
|--|--------|
| Consultant Name: <small>(please print)</small> | Phone: |
| Address: | Email: |
| City State Zip: | |

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. 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) | Date |
|-----------------------|------|-------------------------------------|------|

November 31,2022

Re: LLA-22-05

Adjust property line between our two properties 19425 Old River Dr. (21E13CC04700) and 3360 Fairview Way (21E14DD08402).

This request meets the 11.070 Dimensional Requirements:

Both properties are larger than the minimum lot size requirements,

Minimum lot width at front lot line does not change for either property.

Average minimum lot width remains greater than 50 feet.

No new structures will be built for this request.

Minimum yard dimensions...the adjustment continues to exceed the required dimensions. The square footage is changed by approximately 3000 square feet(exact sq ft on survey map) with this request and the new dimensions exceed the minimum requirements.

The remainder of 11.070 Dimensional Requirements pertains to new structures and are not applicable for this lot line change.

This request meets 85.210 PROPERTY LINE ADJUSTMENTS – APPROVAL STANDARDS

1. An additional lot or parcel will not be created by the property line adjustment.
2. The existing properties will 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 will not enlarge, increase or extend the non-conformity of a non-conforming lot or non-conforming structure.
3. Property line adjustment will be a straight line with one 45-degree turn.
4. The property line adjustment will not create a lot or parcel that violates applicable site development regulations.
5. The property line adjustment will not adversely affect existing easements or existing utilities...

Respectively submitted by:

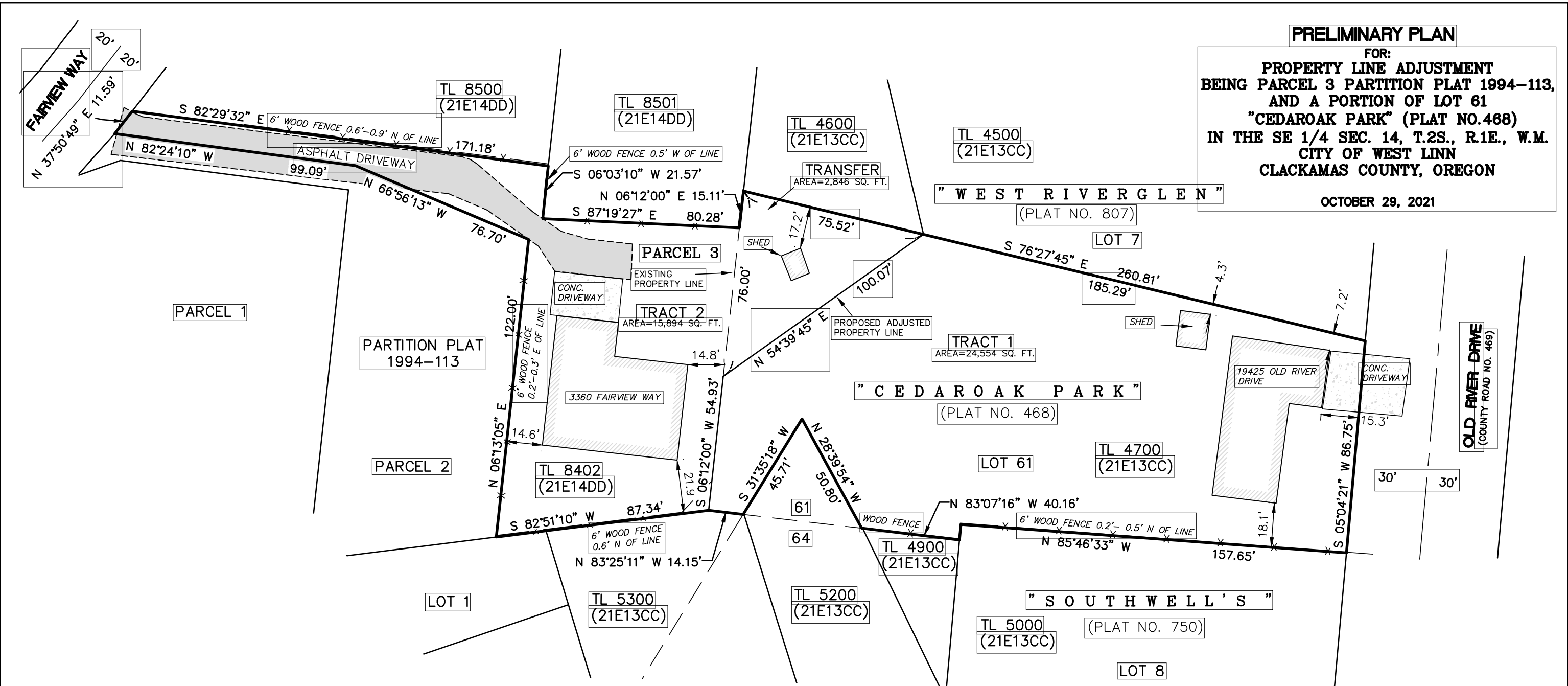
E. David Granum, property's owner

JoAnn Klassen, property's owner

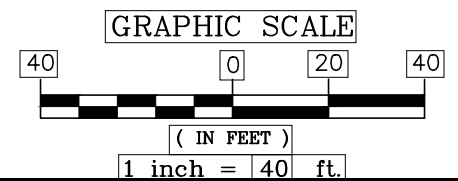
PRELIMINARY PLAN

FOR:
**PROPERTY LINE ADJUSTMENT
 BEING PARCEL 3 PARTITION PLAT 1994-113,
 AND A PORTION OF LOT 61
 "CEDAROAK PARK" (PLAT NO.468)
 IN THE SE 1/4 SEC. 14, T.2S., R.1E., W.M.
 CITY OF WEST LINN
 CLACKAMAS COUNTY, OREGON**

OCTOBER 29, 2021



| PROPERTY INFORMATION | | |
|----------------------|---|--|
| TAX LOT | OWNER / APPLICANT | PARCEL |
| 4700 (21E13CC) | DAVID GRANUM 19425 OLD RIVER DR. WEST LINN, OR, 97068 | PROPOSED TRACT 1 EXISTING AREA: 27,401 SQ.FT. ADJUSTED AREA: 24,554 SQ.FT. |
| 8402 (21E14DD) | 3360 FAIRVIEW WAY WEST LINN, OR, 97068 | PROPOSED TRACT 2 EXISTING AREA: 13,048 SQ.FT. ADJUSTED AREA: 15,894 SQ.FT. |



**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Harold P. Salo
OREGON
 JANUARY 15, 1987
 HAROLD P. SALO
 2264
 EXPIRES: JUNE 30, 2024

ANDY PARIS AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 15450 BOONES FERRY ROAD, SUITE 7
 LAKE OSWEGO, OREGON 97035
 PH: 503-636-3341
 DRAFTED:HPS | PROJECT: 21206 | DRAWING: 21206rim-2_PLA

PD-2 PLATS AND SURVEY MAPS

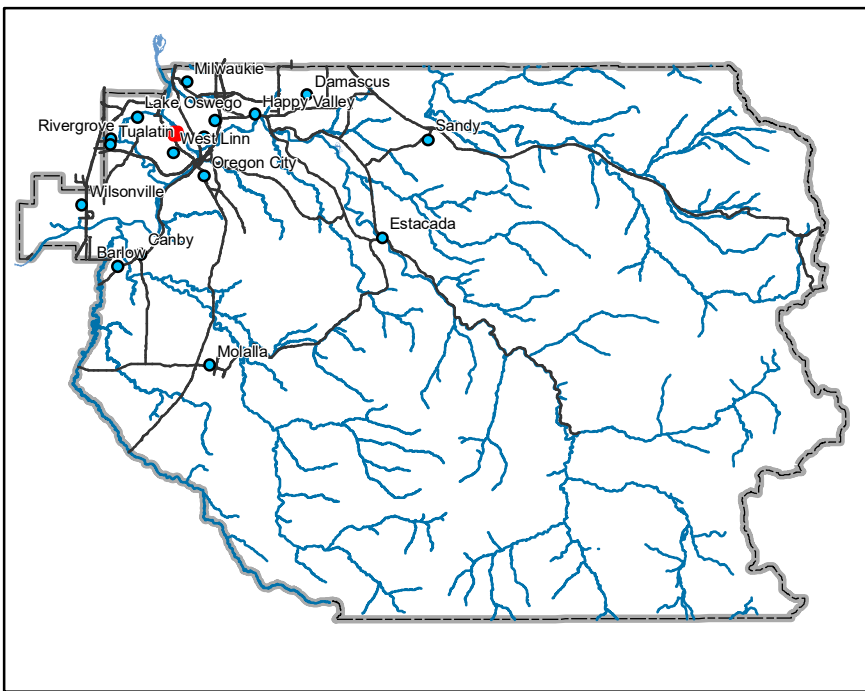
S.W.1/4 S.W.1/4 SEC.13 T.2S. R.1E. W.M.
CLACKAMAS COUNTY
1" = 100'

D. L. C.
GEORGE WALLING NO. 62

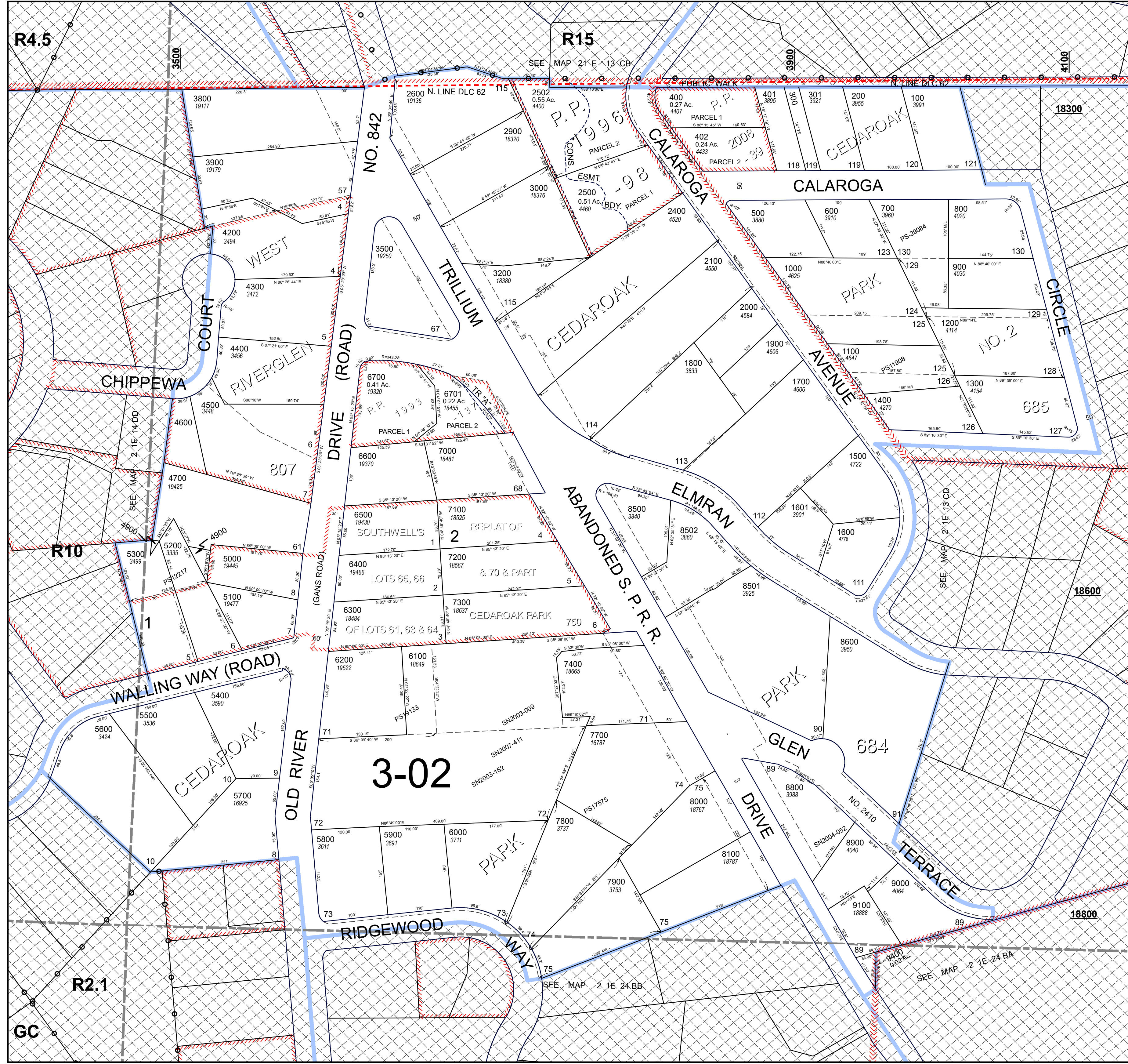
Cancelled Taxlots

- 2200
- 2300
- 2501
- 2700
- 2800
- 3100
- 3300
- 3400
- 3600
- 3700
- 4000
- 4100
- 4800
- 6800
- 6900
- 7500
- 7600
- 8200
- 8300
- 8400
- 8700
- 9200
- 9300
- 8503

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



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



2 1E 14DD
WEST LINN

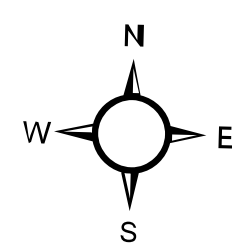
S.E.1/4 S.E.1/4 SEC.14 T.2S. R.1E. W. M.
CLACKAMAS COUNTY

1" = 100'

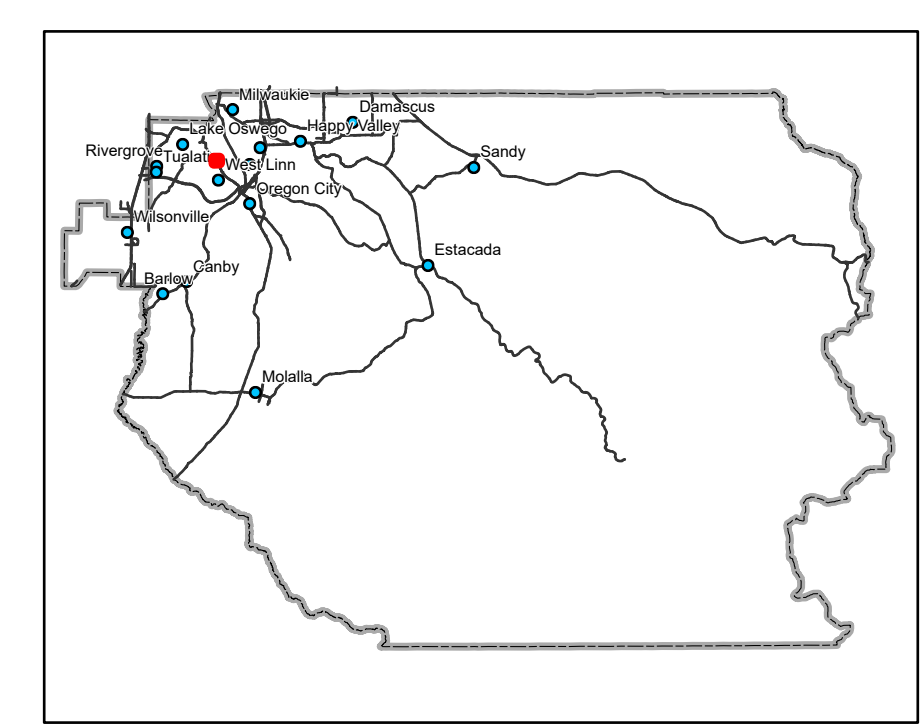
D. L. C.
GEORGE WALLING NO. 62
GABRIEL WALLING NO. 63

Cancelled

- 3100E1
- 2900
- 500A1
- 6401
- 7900
- 3001
- 3200
- 5700
- 8100
- 8200
- 4200
- 4400
- 3400E1
- 1400
- 1600
- 4000
- 4001
- 4002
- 4700
- 3300E1
- 5200



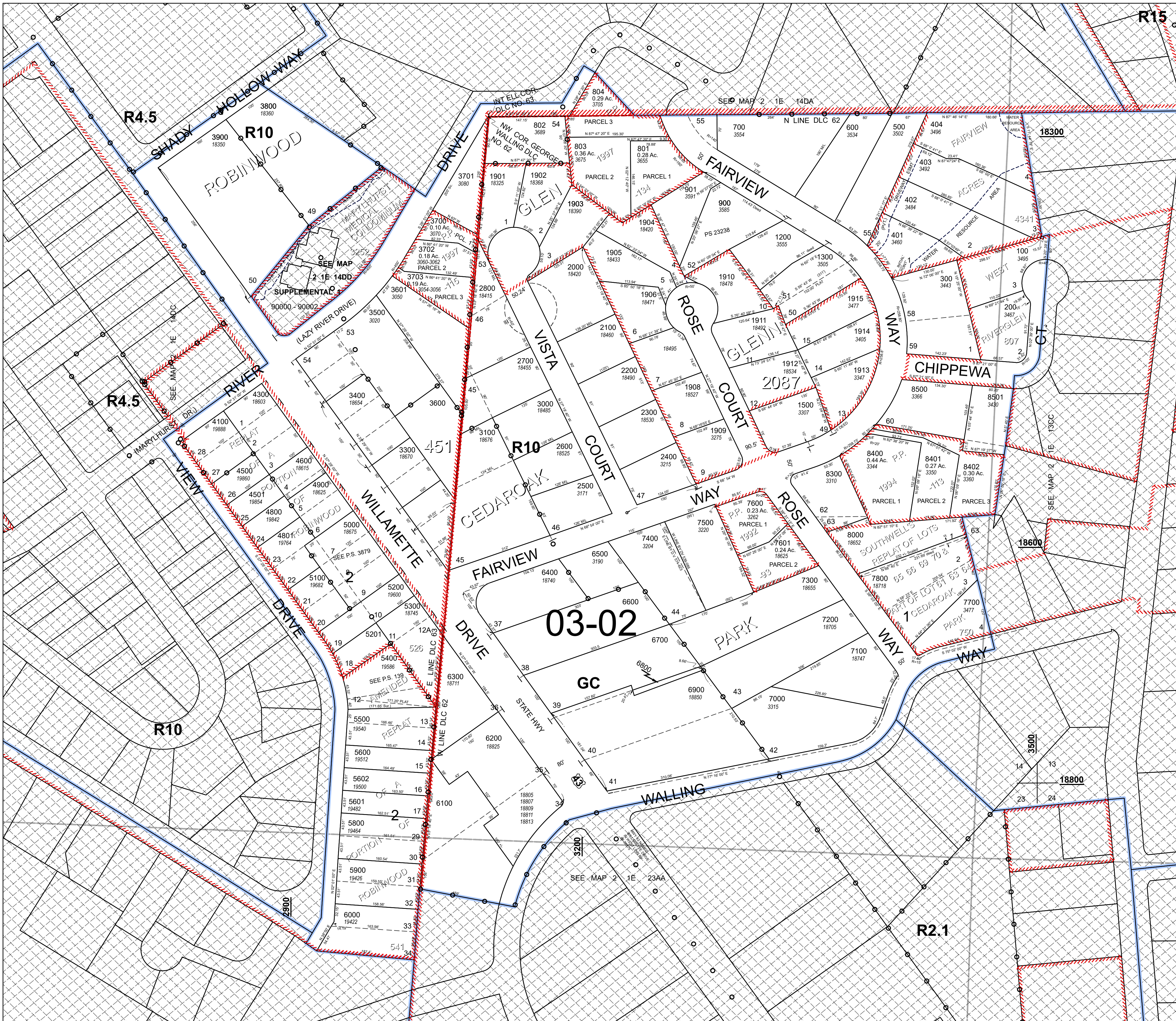
| | |
|---------------------------|-------------------------|
| — Parcel Boundary | ○ Corner |
| - - - Private Road ROW | ○ Section Corner |
| - - - Historical Boundary | — 1/16th Line |
| — Railroad Centerline | — Govt Lot Line |
| ■ Tax Code Lines | - - - DLC Line |
| Map Index | - - - Meander Line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



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

2 1E 14DD
WEST LINN

Print Date: 1/30/2023



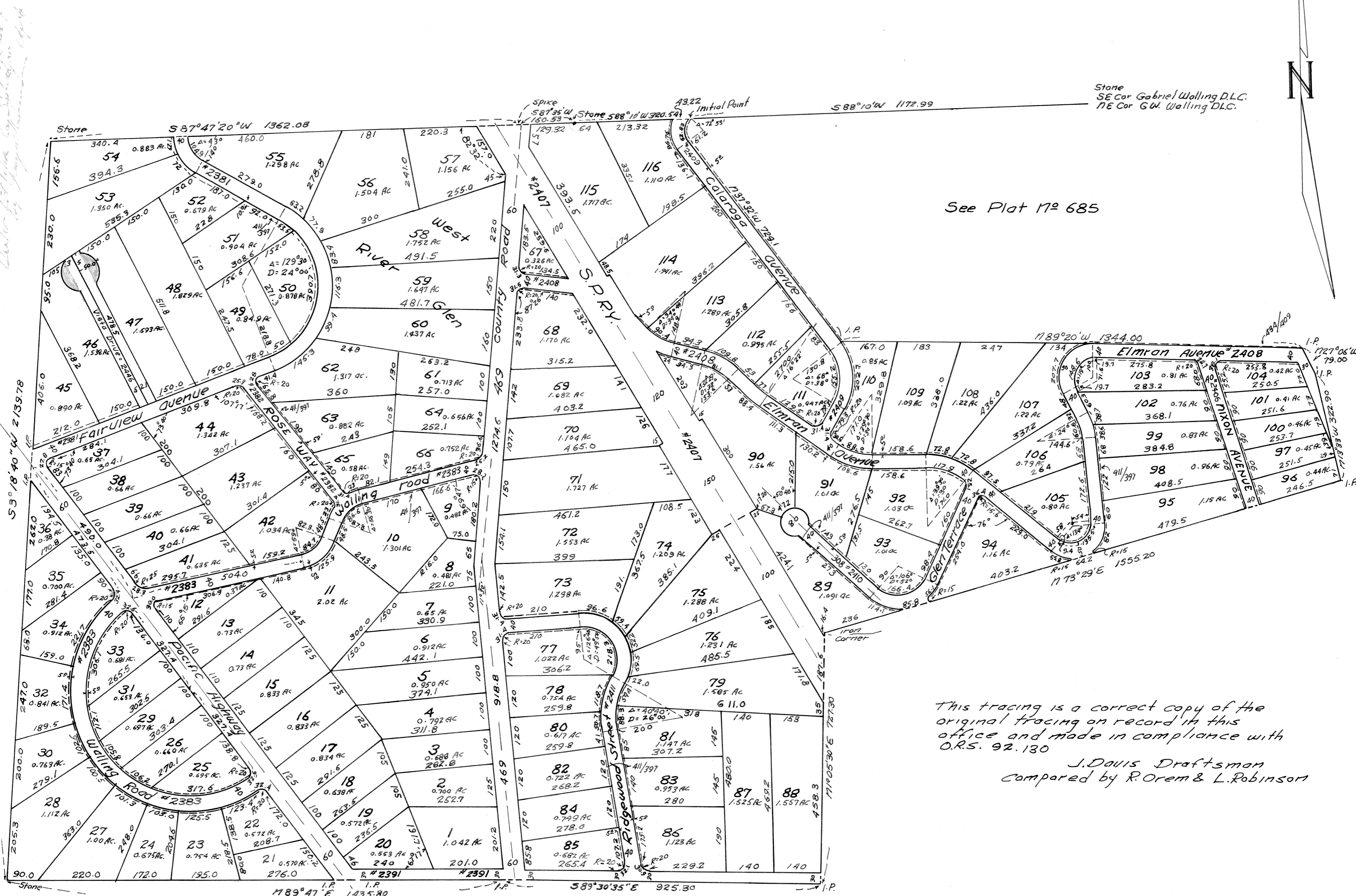
MAP OF CEDAROK PARK

Situated in G.W. WALLING D.L.C.
T2S. R1E. W.M.

CLACKAMAS COUNTY, OREGON

Surveyed September, 1922. U. Ernest Nelson, Engr.
Scale: 1 inch = 200 ft.

Note:
See Corrected plat (Henderson's)
Cedarok Park
Deed Records Book 404-Page 230



See Plat 172 685

Stone
SE Cor Gabriel Walling D.L.C.
NE Cor G.W. Walling D.L.C.

This tracing is a correct copy of the original tracing on record in this office and made in compliance with O.R.S. 92.130

J. Davis Draftsman
Compared by R. Orem & L. Robinson

Note: Although this tracing is certified as traced from the original tracing, it is apparent the original tracing had been modified (about 1957) from data of original plat. See Co. Clerk plat book 16, page 8 for original detail. Changes, in general, are supplementary information i.e.; Altered road widths shown by dashed lines, County Road numbers, deed book and page references, the location of Vista Drive within tracts 46 and 47, the title "West River Glen" in tracts 58, 59 and 60, and the "Corrected plat" note at upper left.

Call the 50c marked
see to show file # 44
on improved plat into
title deed book, plat book 16
Deed records book 404 page 230

Dexter E. Miller C.S.
8/14/75

468

PARTITION PLAT NO. 1994-113

A REPLAT OF
A PORTION OF TRACTS 62 AND 63 OF CEDAROAK PARK, PLAT NO. 468, IN
THE S.E. 1/4 OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST OF THE
WILLAMETTE MERIDIAN IN THE CITY OF WEST LINN, CLACKAMAS
COUNTY, OREGON.

Date: April 20, 1994

NARRATIVE

BEARING BASE: The North line of the tract of land described in the Surveyor's Certificate and shown hereon per P.S. 17796.

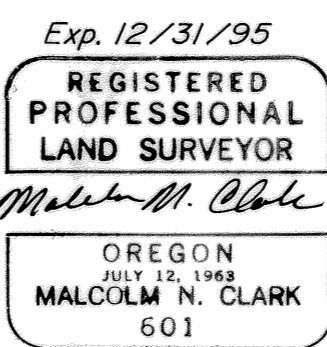
PURPOSE: To partition the tract of land depicted on this map and described in Fee No. 93-59086 except that partition described in Fee No. 86-45282 into the parcels as shown.

PROCEDURE: The boundary of this partition plat was established by P.S. 25837. All boundary data shown is record data per said survey. Monuments were set on 4/21/94.

SURVEYOR'S CERTIFICATE

I, Malcolm N. Clark, a Registered Land Surveyor in the State of Oregon, have correctly surveyed and marked with lawful monuments, as noted hereon, according to Chapter 92, O.R.S., the lands represented on the accompanying map, more particularly described as follows: Part of Tracts 62 and 63, CEDAROAK PARK, according to the duly recorded plat plat thereof; and the corrected plat as recorded in Book 404, of deed at Page 230, located in the SE 1/4 of Section 14, Township 2 South, Range 1 East of the Willamette Meridian in the City of West Linn, Clackamas County, Oregon.

Beginning at the Initial Point which is a found 1 inch iron pipe set at the Southeast corner of Tract 62, CEDAROAK PARK: thence North 06° 09' 18" East, 115.82 feet to a 1/2 inch iron rod marking the Southeast corner of the tract of land described in Fee No. 86-45282; thence along the Southerly boundary of said Fee No. 86-45282 North 87° 19' 27" West, 80.24 feet to a 1/2 inch iron rod; thence along the Westerly boundary of said Fee No. 86-45282 North 06° 03' 10" East, 21.57 feet to a point on the Northerly line of said Tract 62; thence along the North line of said Tract 62 North 82° 38' 20" West, 171.18 feet to a point on the Southeast right-of-way of Fairview Avenue; thence Southwesterly along the arc of a 258.73 foot radius curve to the right, through a central angle of 20° 30' 57" 92.64 feet (the long chord of which bears South 46° 40' 31" West, 92.15 feet) to a point that bears 2.78 feet from a 1/2 inch iron pipe described as marking the Northeast corner of the land described in Book 461, Page 159, Clackamas County Deed Records; thence South 26° 53' 43" East along the Easterly line of the land described in said Book 461, Page 159, 144.38 feet to a 1 inch iron pipe called as the Southeast corner of the land described in said Book 461, Page 159; thence North 82° 51' 10" East, 238.81 feet to the Initial Point. Containing 1.01 acres.



I hereby certify that this is a true and exact copy of the original partition plat.

Malcolm N. Clark
P.L.S. No. 601

APPROVALS

City of West Linn Planning File No. MIP 94-07
Approved this 26th day of April, 1994.

By: Michael V. Butts
City of West Linn Planning Director

Approved this 21st day of July, 1994.

By: Keith D. Johnson (acting)
City of West Linn Engineer

Approved this 22nd day of July, 1994.

By: Thomas A. Milne
Clackamas County Surveyor

By: Paul R. Claitor
Deputy
STATE OF OREGON S.S.
COUNTY OF CLACKAMAS

I do hereby certify that the attached partition plat was received for record on the 25 day of July, 1994 at 3:32 o'clock P.M.

Clackamas County Clerk
John Kaufman
By: Melissa Taylor
Deputy

All taxes, fees, assessments and other charges as provided by O.R.S. 92.095 have been paid through June 30, 1995.

Certified July 22, 1994.
By: Ray Erland
Clackamas County Assessor and Tax Collector

DECLARATION

Know all people by these presents that Mark E. Handris and Kristen M. Handris, husband and wife, are the owners of the land depicted hereon and described in the accompanying Surveyor's Certificate and have caused this tract of land to be partitioned and platted into the depicted parcels in accordance with O.R.S. Chapter 92. The owners hereby grant non-exclusive private reciprocal utility and access easements as depicted hereon for the benefit of Parcels 2 and 3 and that the maintenance of said utilities and access improvements are the sole responsibility of Parcels 2 and 3, and hereby state that there are no water rights appurtenant to the parcels shown hereon.

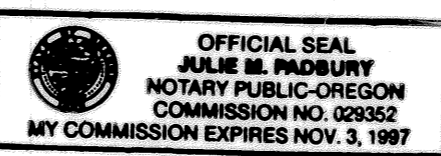
Mark Handris
Mark E. Handris
Kristen Handris
Kristen M. Handris

ACKNOWLEDGEMENT

STATE OF OREGON S.S.
COUNTY OF Washington

I hereby certify that on this 22nd day of April, 1994, Mark E. Handris and Kristen M. Handris personally appeared before me, a Notary Public in said county and state, who did say that they are the same persons named in the forgoing instrument and that said instrument was executed freely and voluntarily.

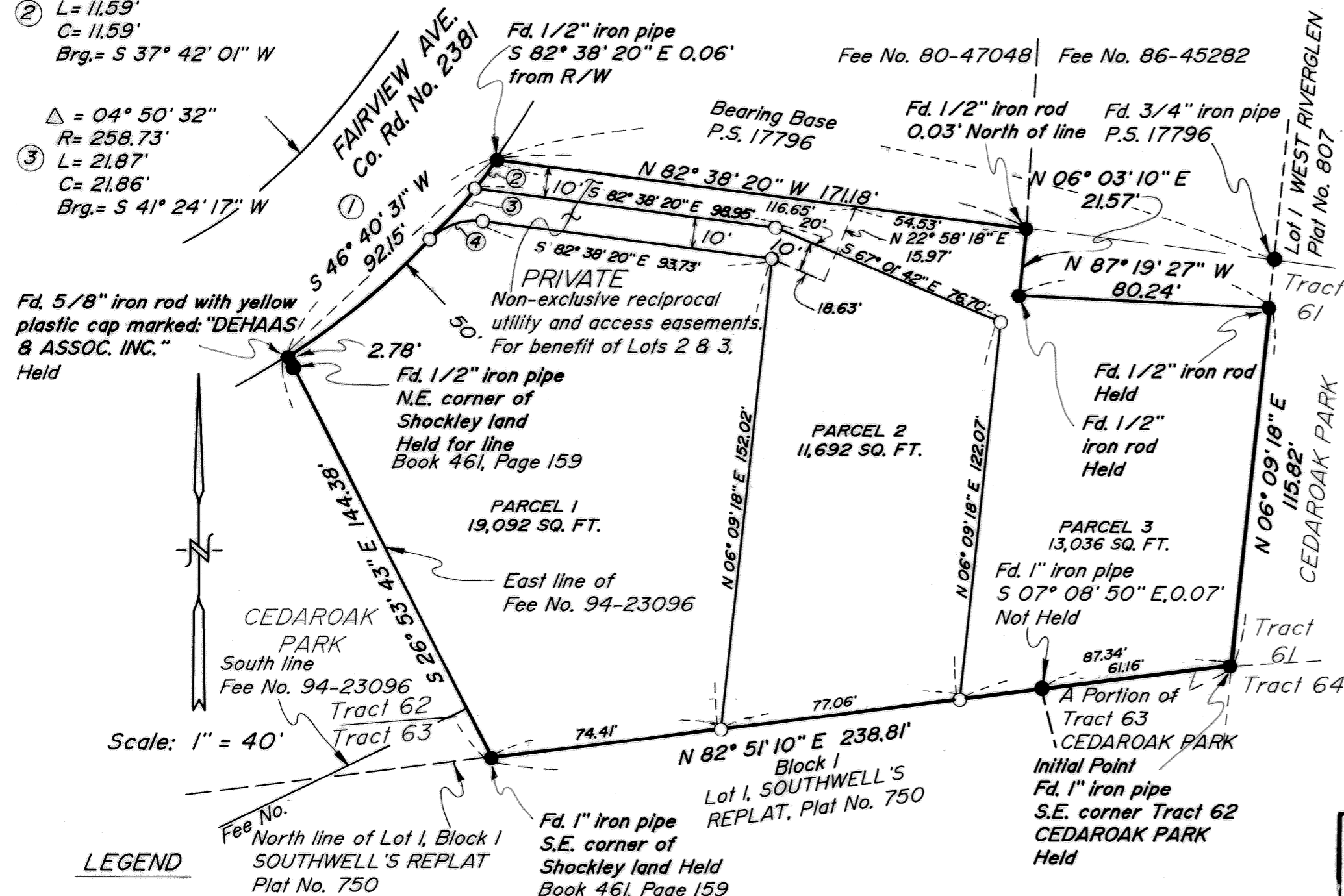
By: Julie M. Padbury
Notary Public for Oregon



Plat Restrictions
Parcels 1, 2 and 3 are subject to CCR's per Book 411, Page 392, amended by Book 518, Page 255.

CURVE DATA

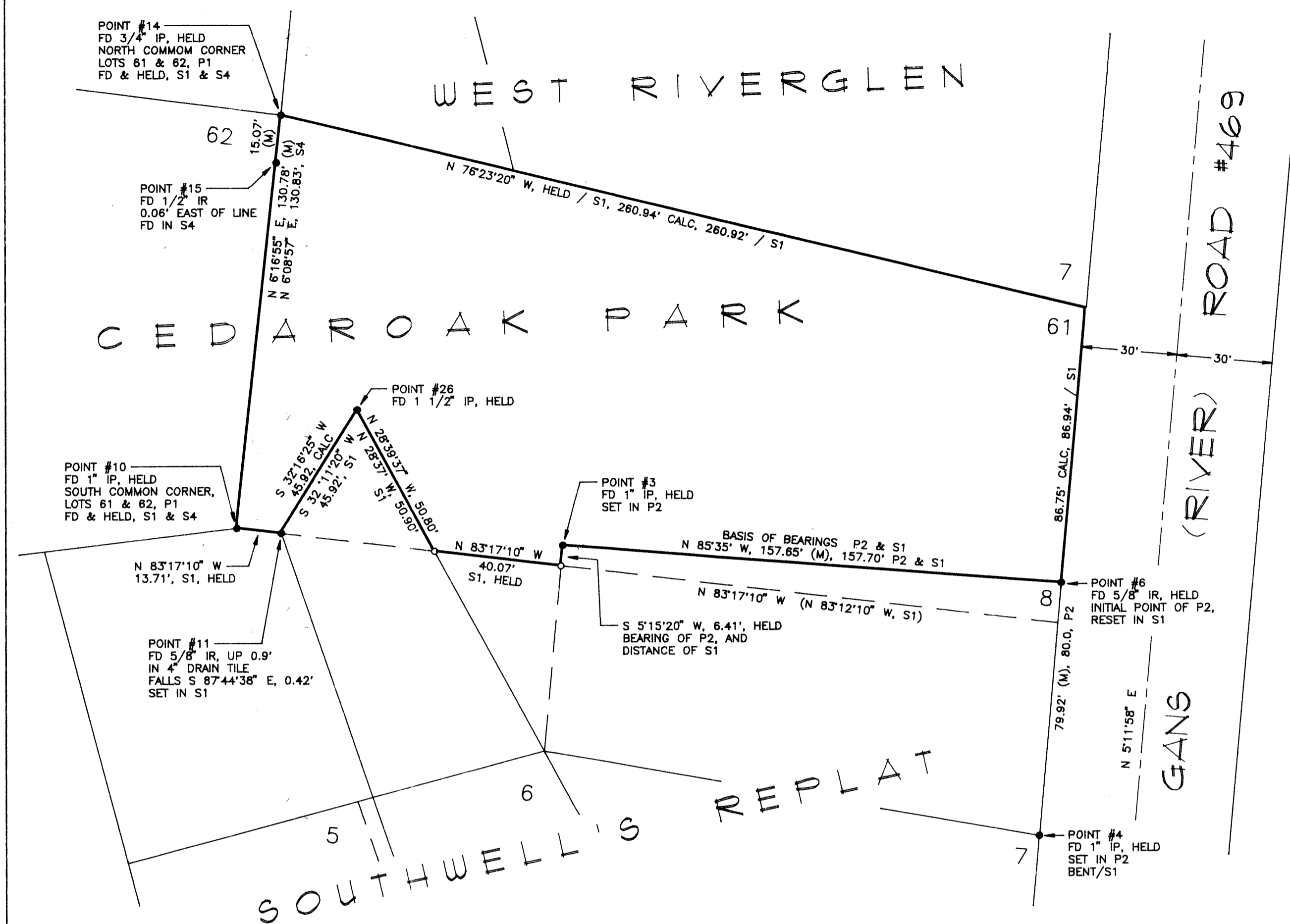
- ① Δ = 20° 30' 57" Δ = 53° 32' 07"
- R = 258.73' ④ R = 20.00'
- L = 92.64' L = 18.69'
- C = 18.01'
- Δ = 02° 33' 58" Brg. = S 70° 35' 36" W
- R = 258.73'
- ② L = 11.59'
- C = 11.59'
- Brg. = S 37° 42' 01" W
- Δ = 04° 50' 32"
- R = 258.73'
- ③ L = 21.87'
- C = 21.86'
- Brg. = S 41° 24' 17" W



LEGEND

- Indicates a found monument as noted.
- R/W Indicates Right of Way
- Indicates a 5/8" x 30" iron rod with yellow plastic cap marked: "DEHAAS & ASSOC. INC." set 4/21/94
- All references hereon to CEDAROAK PARK refer to plat No. 468 and as amended March 22, 1948 by Affidavit recorded in Book 404, Page 230, Clackamas County Records.

NOTE:
There are no Geodetic Control Monuments within 1/2 mile of this partition plat.



- LEGEND :**
- DENOTES MONUMENT FOUND, AS NOTED
 - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "BUFORD ASSOC. PLS 1148" ON OCTOBER 5, 2012.
 - SN SURVEY NUMBER, CLACKAMAS COUNTY RECORDS
 - S1 REFERS TO RECORD DATA OF SN 4218
 - S2 REFERS TO RECORD DATA OF SN 12217
 - S3 REFERS TO RECORD DATA OF SN 17796
 - S4 REFERS TO RECORD DATA OF SN 25837(C)
 - P1 PLAT OF CEDAR OAK PARK
 - P2 SOUTHWELL'S REPLAT OF LOTS 65, 66, 69, 70 AND PART OF LOTS 61, 63 AND 64, CEDAR OAK PARK
 - P3 PLAT OF WEST RIVERGLEN
 - IP IRON PIPE
 - IR IRON ROD
 - FD DENOTES FOUND MONUMENT
 - (M) DENOTES MEASURED DISTANCE
 - CALC DENOTES CALCULATED DATA
 - DENOTES LOT LINE
 - DENOTES BOUNDARY LINE - SURVEYED PROPERTY

SURVEYOR'S NARRATIVE :

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE SOUTH LINE OF THAT PART OF LOT 61, CEDAR OAK PARK IN CLACKAMAS COUNTY, OREGON, EXCEPT THAT PART THEREOF PLATTED AS SOUTHWELL'S REPLAT OF LOTS 65, 66, 69, 70 AND PART OF LOTS 61, 63 AND 64, CEDAR OAK PARK; AND, EXCEPT THAT PART THEREOF INCLUDED WITHIN THAT TRACT DESCRIBED IN DEED TO ROBERT E. GREEN, ET UX, RECORDED JUNE 11, 1958 IN BOOK 541, PAGE 309, CLACKAMAS COUNTY DEED RECORDS, AS CONVEYED TO JOANN E. KLASSEN AND E. DAVID GRANUM BY DEED RECORDED JULY 13, 1989 AS DOCUMENT NO. 89 30126, CLACKAMAS COUNTY DEED RECORDS.

FOR MY BASIS OF BEARINGS, I HELD THE MONUMENTS FOUND AT THE NORTHEAST AND NORTHWEST CORNERS OF LOT 8, OF SAID SOUTHWELL'S REPLAT OF LOTS IN CEDAR OAK PARK, WHICH ESTABLISHED A SEGMENT OF THE SOUTH LINE OF SAID PART OF LOT 61, CEDAR OAK PARK.

I THEN HELD THE BEARING OF THE WEST LINE OF LOT 8 PER P2, AND THE RECORD DISTANCE OF S1 TO SET A MONUMENT AT THE MOST SOUTHERLY, SOUTHEAST CORNER OF SAID PART OF LOT 61, CEDAR OAK PARK PER S1. I THEN HELD THE LINE FROM SAID SET MONUMENT TO THE MONUMENT FOUND AT THE COMMON SOUTH CORNER OF LOTS 61 AND 62 OF CEDAR OAK PARK AS THE SOUTH LINE OF LOT 61, CEDAR OAK PARK.

FROM THE MONUMENT SET IN THE WEST LINE OF SAID LOT 8, I THEN PROCEEDED ALONG THE SOUTH LINE OF LOT 61, CEDAR OAK PARK, WESTERLY, THE RECORD DISTANCE OF S1 TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 61, AND MONUMENTED SAID ANGLE POINT.

THE NEXT SEGMENT OF SAID SOUTHERLY LINE OF S1 WAS HELD TO BE BETWEEN SAID MONUMENTED POINT AND THE MONUMENT FOUND AND HELD AT POINT #26.

FROM POINT #10, THAT PORTION OF THE SOUTH LINE OF LOT 61, EASTERLY FROM SAID POINT TO THE NEXT ANGLE POINT OF S1, WAS HELD AT THE RECORD DISTANCE OF S1 TO POINT #11. A FALLING WAS CALLED TO THE MONUMENT FOUND NEAR POINT #11.

THE BEARING AND DISTANCE OF THE LAST SEGMENT OF SAID SOUTHERLY LINE OF S1 WAS CALCULATED BETWEEN THE HELD MONUMENT AT POINT #26 AND POINT #11.

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY M. BUFORD
 SEPTEMBER 23, 1977
 OREGON 1148

DATE OF RENEWAL: 12/31/2013

RECORD OF SURVEY
 IN THE SW 1/4 OF THE SW 1/4 OF SECTION 13, T.2S., R.1E., W.M.
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

PREPARED FOR :
JOANN E. KLASSEN and E. DAVID GRANUM
 19425 OLD RIVER DRIVE WEST LINN, OREGON 97068 (503) 789-3050

CIVIL ENGINEERS LAND SURVEYORS
BUFORD ASSOCIATES, INC.
 415 NORTH STATE STREET LAKE OSWEGO, OREGON 97034 (503) 635-3511

REC NO. L1619.14 (L1619BDY.DWG) OCTOBER 8, 2012

PD-3 COMPLETENESS LETTER



CITY OF West Linn

December 5th, 2022

David Granum
3360 Fairview Way
West Linn, OR 97068

SUBJECT: Lot Line Adjustment at 3360 Fairview Way (LLA-22-05)

David Granum:

The City accepted this application for review September 29th, 2022, and it was deemed incomplete October 28th, 2022. Revised materials were submitted November 30th, 2022.

With the submission of these revised materials, the application has been deemed **complete**. The city has 120 days to exhaust all local review; that period ends March 30th, 2023.

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 503-742-6057, or by email at bgardner@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Ben Gardner
Assistant Planner