



CITY OF  
**West Linn**

**PLANNING MANAGER DECISION**

DATE: September 5, 2023  
FILE NO.: LLA-23-01  
REQUEST: Property Line Adjustment at 3815 Poseidon Court  
PLANNER: Ben Gardner, Assistant Planner

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*DSW* Planning Manager

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## GENERAL INFORMATION

<b>OWNERS/ APPLICANT:</b>	Mary Prier 3815 Poseidon Ct West Linn, OR 97068	(same owner)
<b>SITE LOCATION:</b>	3815 Poseidon Ct	No Situs
<b>LEGAL DESCRIPTION:</b>	Portion of Lot 23 and 22, Horton Heights Two Tax lot 21E25BB00145	Portion of Lot 22, Horton Heights Two Tax lot 21E25BB00126
<b>PROPOSED LOT SIZE:</b>	18,825 Sq. Ft. (proposed)	(consolidating with 21E25BB00145)
<b>COMP PLAN DESIGNATION:</b>	Low Density Residential	Low Density Residential
<b>ZONING:</b>	Residential, R-10	Residential, 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 July 26, 2023. The 120-day period therefore ends on November 23, 2023.	

## PROJECT BACKGROUND

The applicant proposes to consolidate a portion of Lot 23 and all of Lot 22 of Horton Heights Two Plat within the Rosemont Summit Neighborhood into a single lot/parcel at 3815 Poseidon Ct (Clackamas County Assessor Map 21E25BB00145 and 21E25BB00126). The property is currently developed with a detached single-family home. The property is zoned Residential R-10.


Lots 23 and 22 of Horton Heights Two comprise the original land these two lots were created from in 1979 as shown within County Plat Survey 2396 (See Exhibit PD-2). A portion of Lot 22 and Lot 23 were sold by Barry and Kathryn Larson to their company Pine Ridge Development in 1985, who in turn conveyed portions of these to new owners the same year when the primary dwelling at 3815 Poseidon Ct. was completed. The Larsons then conveyed what remained of Lot 23 to separate owners in 1988. These conveyances likely collectively encompassed changes to the lots that were not reviewed or approved by the City. In 1992 Clackamas County foreclosed on the Easterly remainder of Lot 22 that was still owned by the Larsons, and subsequently conveyed it to MPH Specialties in 1997, who in turn recently conveyed it to the current owner and applicant of this land use decision.

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 underlying R-10 zone.

## DECISION

The Planning Manager (designee) approves this application (LLA-23-01), 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 Clackamas 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 consolidating a portion of Lot 23 and all of Lot 22 into one lot/parcel shall substantially conform to the documents provided in Exhibit PD-1.

  
\_\_\_\_\_  
Ben Gardner, Assistant Planner

September 5, 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 5<sup>th</sup> Day of September, 2023.

Therefore, the 14-day appeal period ends at 4 p.m. on September 19, 2023.

**ADDENDUM  
APPROVAL CRITERIA AND FINDINGS  
LLA-23-01**

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 consolidating a portion of Lot 23 and all of Lot 22 of Horton Heights Two Plat. The consolidation will result in a single lot/parcel that contains an existing single-family detached residential unit. The criteria is 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:** The proposed consolidation of a portion of Lot 23 and all of Lot 22 of Horton Heights Two Plat will yield a single lot/parcel that totals 18,825 square feet in size, thus exceeding the minimum lot size of 10,000 square feet. The resulting lot/parcel front lot width of 92-feet is unaffected by the proposed adjustment. The resulting lot/parcel will have a total average lot width of approximately 115 feet. The resulting lot/parcel minimum yard dimensions, maximum building height, maximum lot coverage, and floor area ratio is unaffected, as the already conforming single-family detached dwelling will not be altered in the process. 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 consolidate a portion of Lot 23 and all of Lot 22 of Horton Heights Two Plat. Currently, there is one legal lot of record and after consolidation, there will be one legal lot/parcel of record. 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:** The proposed consolidation will result in a single lot/parcel in conformance with minimum lot size requirements of the R-10 zone (see Staff Finding 2). The proposal does not include a non-conforming structure (see Staff Finding 2) and the non-conforming lot issue (portion of Lot 23) will be resolved. The criteria are met.

3. Property line adjustments shall be either:

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

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

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

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

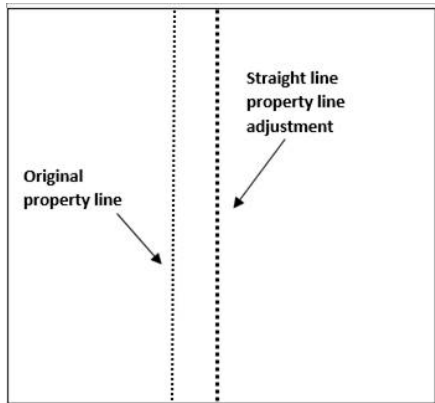


Figure 1

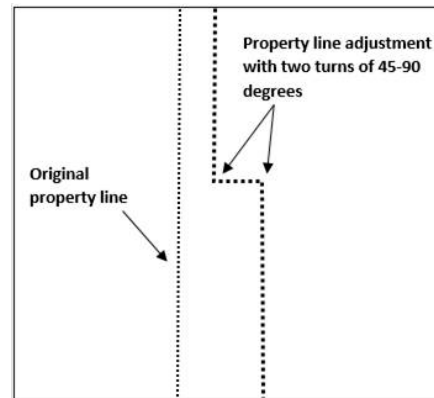


Figure 2

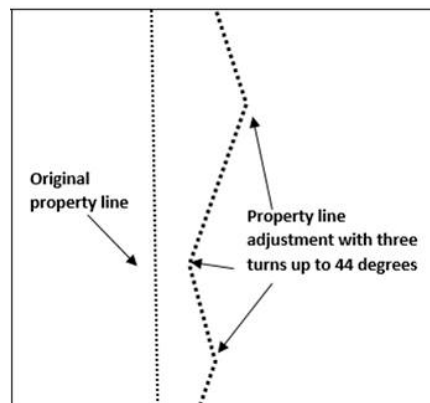


Figure 3

**Staff Finding 5:** As shown in the survey within Exhibit PD-1, the applicant has proposed a property consolidation of a portion of Lot 23 and all of Lot 22 of Horton Heights Two Plat. The criteria do not apply.

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

**Staff Finding 6:** The consolidated lot/parcel will continue to meet site development regulations (see Staff Finding 2). 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. As shown in Exhibit PD-2, existing Public Utility Easement 1401 currently bisects the footprint of the existing dwelling unit. This proposal will not affect its placement. 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:** The proposal meets the standards for a property line adjustment and does not require a variance (see Staff Findings 3 to 7). 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

RECEIVED  
Lynn Schroder, 7/10/2023, 10:48:05 AM

### For Office Use Only

STAFF CONTACT <b>Ben Gardner</b>	PROJECT NO(S). <b>LLA-23-01</b>	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) <b>\$1,200</b>	REFUNDABLE DEPOSIT(S)	TOTAL <b>\$1,200</b>

**Type of Review** (Please check all that apply):

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Annexation (ANX)               | <input type="checkbox"/> Final Plat (FP)                        | <input type="checkbox"/> Subdivision (SUB)                               |
| <input type="checkbox"/> Appeal (AP)                    | <input type="checkbox"/> Flood Management Area (FMA)            | <input type="checkbox"/> Temporary Uses (MISC)                           |
| <input type="checkbox"/> CDC Amendment (CDC)            | <input type="checkbox"/> Historic Review (HDR)                  | <input type="checkbox"/> Time Extension (EXT)                            |
| <input type="checkbox"/> Code Interpretation (MISC)     | <input checked="" type="checkbox"/> Lot Line Adjustment (LLA)   | <input type="checkbox"/> Right of Way Vacation (VAC)                     |
| <input type="checkbox"/> Conditional Use (CUP)          | <input type="checkbox"/> Minor Partition (MIP)                  | <input type="checkbox"/> Variance (VAR)                                  |
| <input type="checkbox"/> Design Review (DR)             | <input type="checkbox"/> Modification of Approval (MOD)         | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Tree Easement Vacation (MISC)  | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)    |
| <input type="checkbox"/> Expediated Land Division (ELD) | <input type="checkbox"/> Planned Unit Development (PUD)         | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)      |
| <input type="checkbox"/> Extension of Approval (EXT)    | <input type="checkbox"/> Street Vacation                        | <input type="checkbox"/> Zone Change (ZC)                                |

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

**Site Location/Address:**

3815 Poseidon Court/0 Poseidon Court

 Assessor's Map No.: **21E25BB**

 Tax Lot(s): **0145/0126**

 Total Land Area: **0.44 ac**
**Brief Description of Proposal:**

A lot line adjustment to join two properties that were improperly partitioned.

**Applicant Name\*:** Mary Prier

 Address: 3815 Poseidon Court  
 City State Zip: West Linn, OR 97068

 Phone: 503-422-1612  
 Email: priorme@yahoo.com

**Owner Name** (required): Mary Prier

 Address: 3815 Poseidon Court  
 City State Zip: West Linn, OR 97068

 Phone: 503-422-1612  
 Email: priorme@yahoo.com

**Consultant Name:** Jennifer Arnold - Emerio Design, LLC

 Address: 1500 Valley River Drive, STE 100  
 City State Zip: Eugene, OR 97401

 Phone: 503-746-8812  
 Email: jarnold@emeriodesign.com

1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. **\*The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF 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 authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

DocuSigned by:



6/22/2023 | 10:55 PM

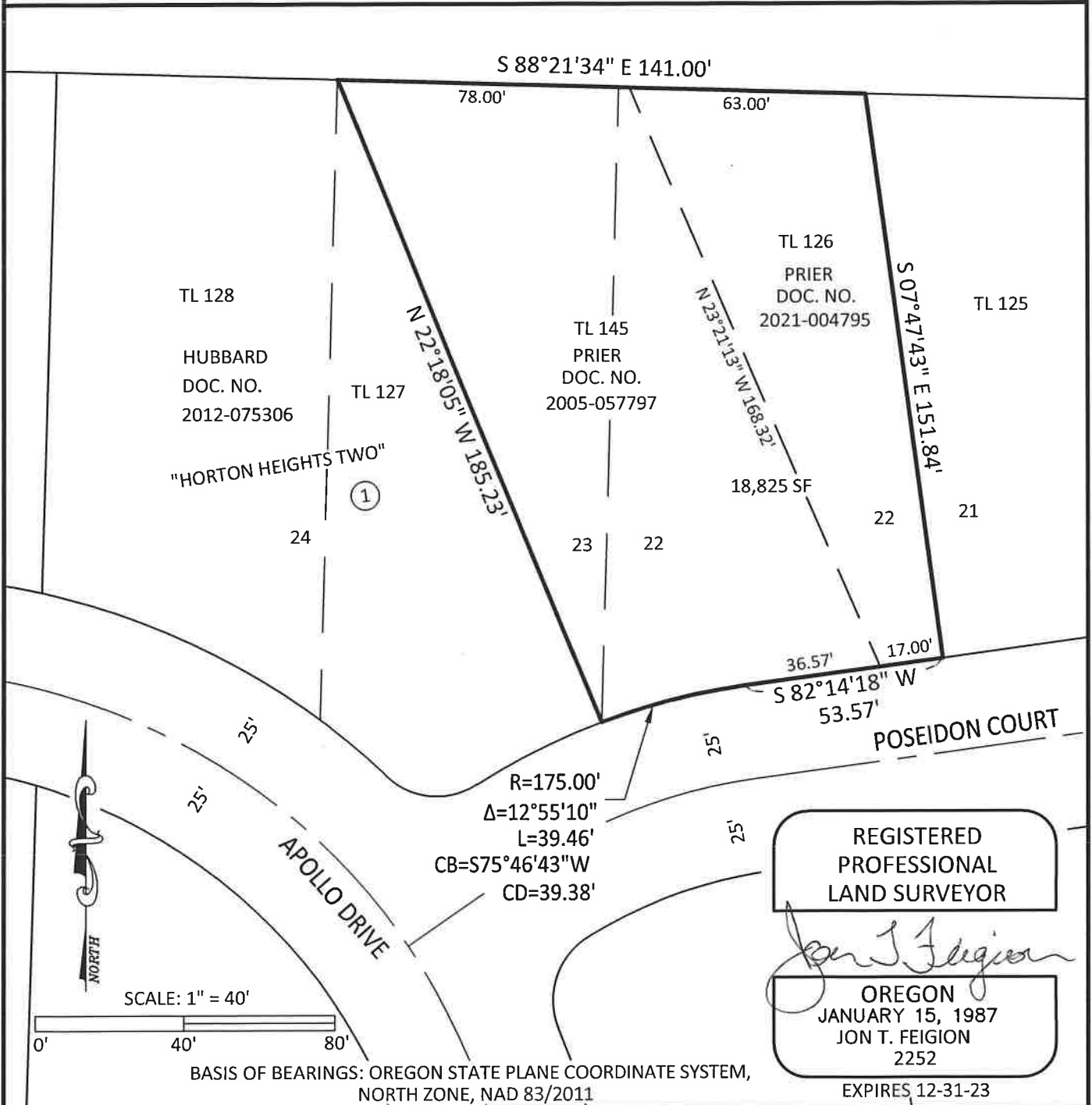
Applicant's signature

Date

 Owner's signature (**required**)

Date

**EXHIBIT MAP**  
 FOR A PROPERTY LINE ADJUSTMENT  
 LOT 22 AND A PORTION OF LOT 23, BLOCK 1, "HORTON HEIGHTS TWO"  
 LOCATED IN THE N.W. 1/4 OF SECTION 25, T.2S., R.1E., W.M.  
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

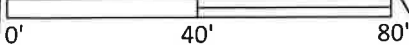
*Jon T. Feigion*

OREGON  
 JANUARY 15, 1987  
 JON T. FEIGION  
 2252

EXPIRES 12-31-23



SCALE: 1" = 40'



BASIS OF BEARINGS: OREGON STATE PLANE COORDINATE SYSTEM,  
 NORTH ZONE, NAD 83/2011

DRAWN BY: JTF	3815 POSEIDON COURT
JOB NO.: 2054-001	PROPERTY LINE ADJUSTMENT
SCALE: 1" = 40'	TL'S 145 & 126 2 1E 25BB
DATE: 5-30-23	2054-001 PLA EXH 5-30-23.DWG



6445 SW FALLBROOK PLACE, SUITE 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 746-8812  
 FAX: (503) 639-9592  
 www.emeriodesign.com  
 EMERIO JOB: 2054-001

# Poseidon Court Lot Line Adjustment

**Prepared for:**

Mary Prier  
3815 Poseidon Court  
West Linn, OR 97068

**Prepared by:**



1500 Valley River Drive, Suite 100  
Eugene, OR 97401  
503.746.8812  
emeriodesign.com

July 6, 2023

Poseidon Court  
Lot Line Adjustment

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**Project Summary**

Request:	Application for a property line adjustment
Location and Map Number:	3815 Poseidon Court Clackamas County Assessor's Map No. 21E25BB, Tax Lots 0145 & 0126
Applicant/Owner:	Mary Prier 3815 Poseidon Court West Linn, OR 97068 Phone: 503-422-1612 Email: <a href="mailto:prierme@yahoo.com">prierme@yahoo.com</a>
Engineer/Planner:	Emerio Design, LLC 1500 Valley River Drive Suite 100 Eugene, OR 97401 503-746-8812 Engineer: Roy Hankins, PE <a href="mailto:roy@emeriodesign.com">roy@emeriodesign.com</a> Planner: Jennifer Arnold <a href="mailto:jarnold@emeriodesign.com">jarnold@emeriodesign.com</a>

Exhibits:

- A – County Assessor's Map
- B – Aerial Photograph
- C – Zoning Map

## I. Project Description

Mary Prier, the applicant, is proposing a property line adjustment to correct a legal lot of record issue on parcels identified as Clackamas County Assessor's Map No. 2s-1E-25BB, Tax Lots 145 and 126 (Exhibit A); it can also be located by its address, 3815 Poseidon Court. The base zone applied to the property is R-10 and an overlay of the Habitat Conservation Area (Not Designated as HCA) is shown on West Linn Maps associated with the subject site.

The proposed development conforms to all applicable sections of the Community Development Code. This application provides findings of fact that demonstrate conformance with all applicable standards of the previously mentioned governing regulations. Applicable criteria of the CDC will appear in *italics* followed by the applicant's responses in regular font.

## II. Existing Conditions

As its address would suggest, the subject property has frontage on Poseidon Court, an existing public street. Access to the subject property is provided via an existing driveway with no new access proposed with this application.

Elevations on the subject property increase from 476 feet near the eastern property line to nearly 500 feet above mean sea level near the northwest corner. The site is improved with a single-family dwelling and landscaping. The Habitat Conservation Area overlay is associated with the subject site but is not designated as protected HCA. For adjacent zones and land uses refer to Exhibit B for an aerial photograph and Exhibit C for a zoning map:

**North:** City Owned Open Space zoned R-10 identified by Clackamas County Map 21E26AA, Lot 1700.

**South:** Single-family dwelling zoned R-10 identified by Clackamas County Map 21E25BB, Lots 0115 & 0116.

**East:** Single-family dwelling zoned R-10 identified by Clackamas County Map 21E25BB, Lot 0125.

**West:** Vacant Parcel zoned R-10 identified by Clackamas County Map 21E25BB, Lot 0127.

## III. Residential, R-10

### 11.030. Permitted Uses

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

**Response:** This application proposes a property line adjustment to correct an improper partition. The existing use of the subject property is residential containing one single-family detached home. The applicant does not propose a change in use of the property. The existing home is sited to be over 10 feet from the western property line, more than 40 feet to the rear property line, more than 60 feet from the front property line, and exceeds 40 feet to the adjusted (proposed) eastern property line.

## IV. 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 property line adjustment.*

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.*
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).*

**Response: The proposal joins two units of land back together which were improperly partitioned. No new units of land are proposed with this application. The total area after joining the two parcels together is 18,825 square feet, which exceeds the minimum lots size of 10,000 square feet. This application does not include a proposal to increase, enlarge, or extend a non-conforming use or parcel. All property lines shown on the property line exhibit are straight without bends or turns. The criteria are met.**

4. *The property line adjustment shall 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 unless an easement vacation is obtained, replacement easements are established, or any required utility relocations are paid for by the applicant.*

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

7. *Any appeal must be filed in accordance with CDC [99.240](#).*

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

**Response: This application does not propose to create a lot or parcel that violates site development standards as stated above in this narrative. This application does not propose to vacate, alter, or adversely affect existing easements or utilities. Based on West Linn Maps, there is a conservation easement along the rear property line and existing public utility easements are located along the frontage, eastern property line, and through the existing home, but this application does not propose to alter any of these easements. The applicant acknowledges and understands the approval and appeal provisions. To the extent they apply, the criteria are met.**

## V. Conclusion

**This application narrative and accompanying property line adjustment exhibit demonstrate that all applicable provisions of the West Linn Community Development Code are satisfied. The applicant respectfully requests approval of this proposal.**

**Exhibit A – County Assessor’s Map**



2 1E 25BB  
WEST LINN

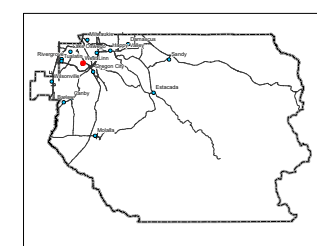
N.W. 1/4 N.W. 1/4 SEC. 25 T.2S. R.1E. W. M.  
CLACKAMAS COUNTY  
1" = 100'

D. L. C.  
SAMUEL W. SHANNON NO. 70

Cancelled

200
300
400
501
346
402
101
103
147
148
5200
102
104

- 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 25BB  
WEST LINN

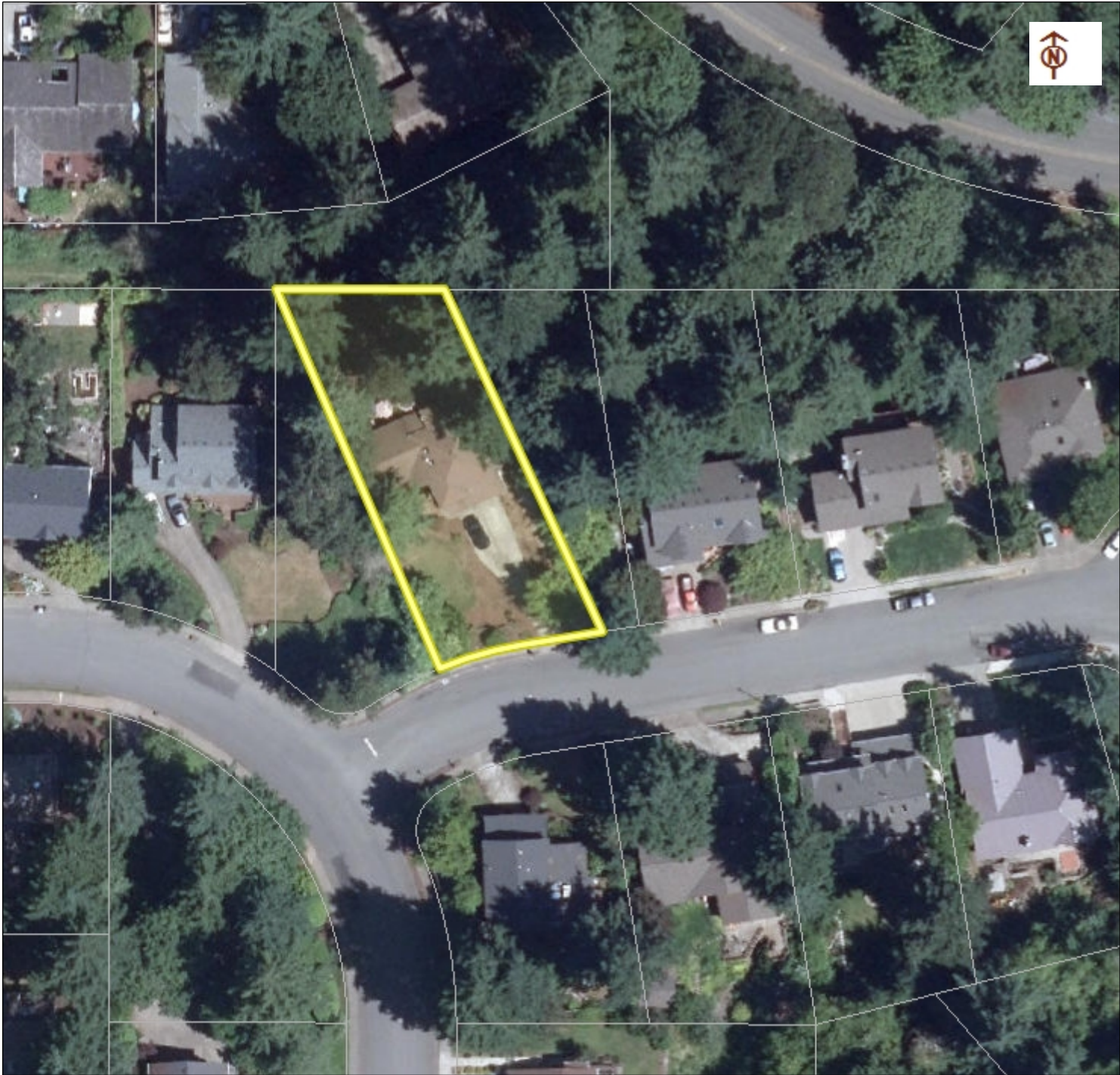
Print Date: 3/7/2023



3-02



**Exhibit B – Aerial Photograph**

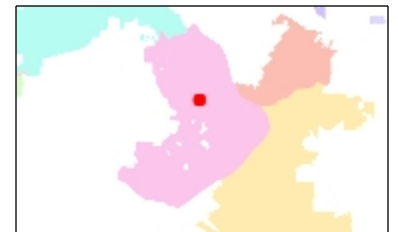


**Legend**

0 0.01 0.03 Miles



1: 1,128



**Notes**

This map was automatically generated using Geocortex Essentials.

**Exhibit C –Zoning Map**



### Legend

#### Addresses

dissolved 0-5K

#### Zoning

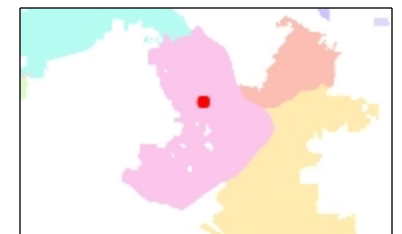
- Single and Multi Family R-2.1
- Single and Multi Family R-3
- Single-Family R-4.5
- Single-Family R-5
- Single-Family R-7
- Single-Family R-10
- Single-Family R-15
- Single-Family R-20
- Single-Family R-40
- Mixed Use
- Neighborhood Commercial
- General Commercial
- Office Business Center
- Campus Industrial
- General Industrial

- City Limit
- Unimproved ROW
- Parks and Open Space
- City Owned Property

0 0.01 0.03 Miles

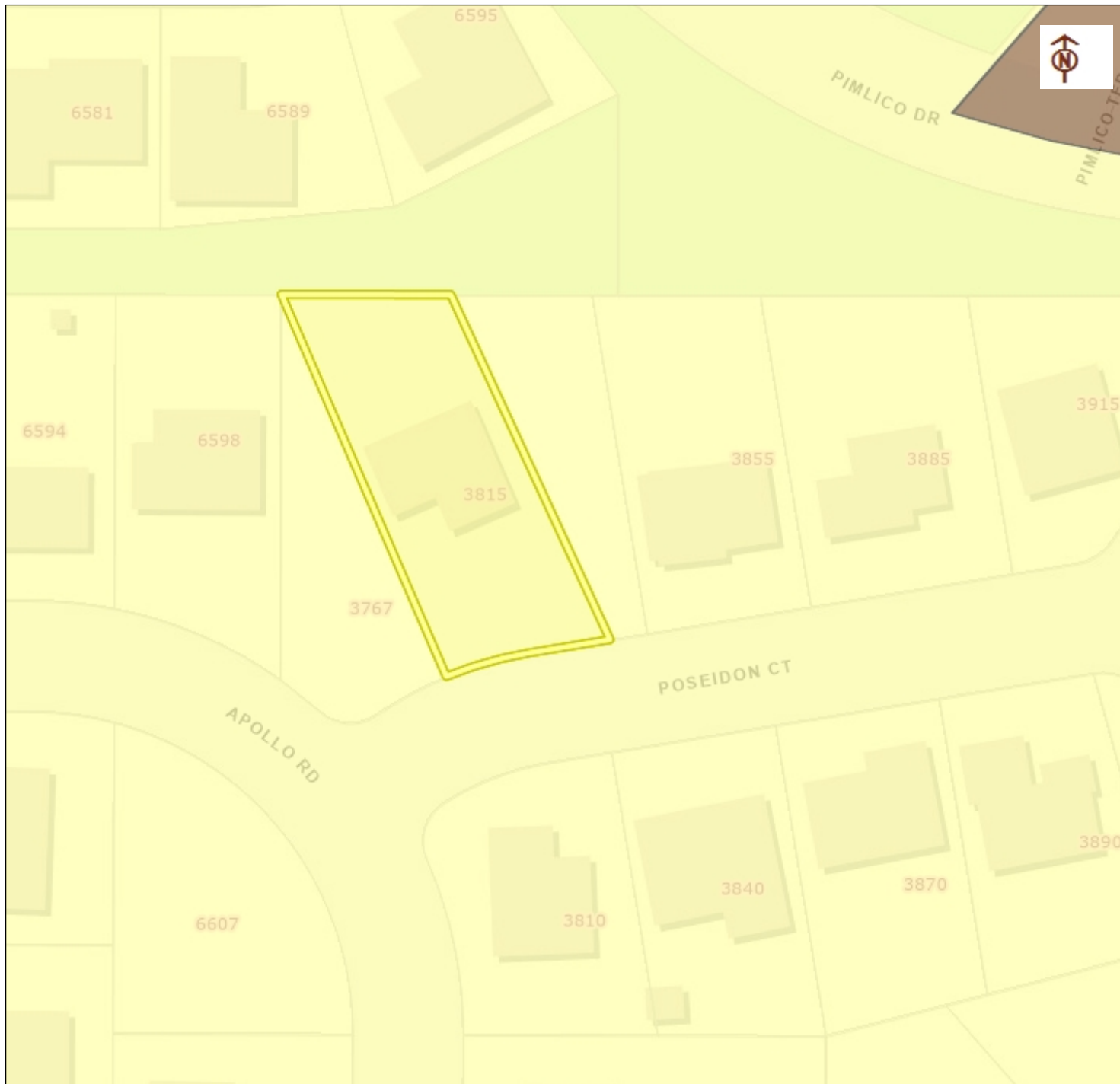


1: 1,128



#### Notes

This map was automatically generated using Geocortex Essentials.



## **PD-2 PLATS AND SURVEY MAPS**



# HORTON HEIGHTS TWO

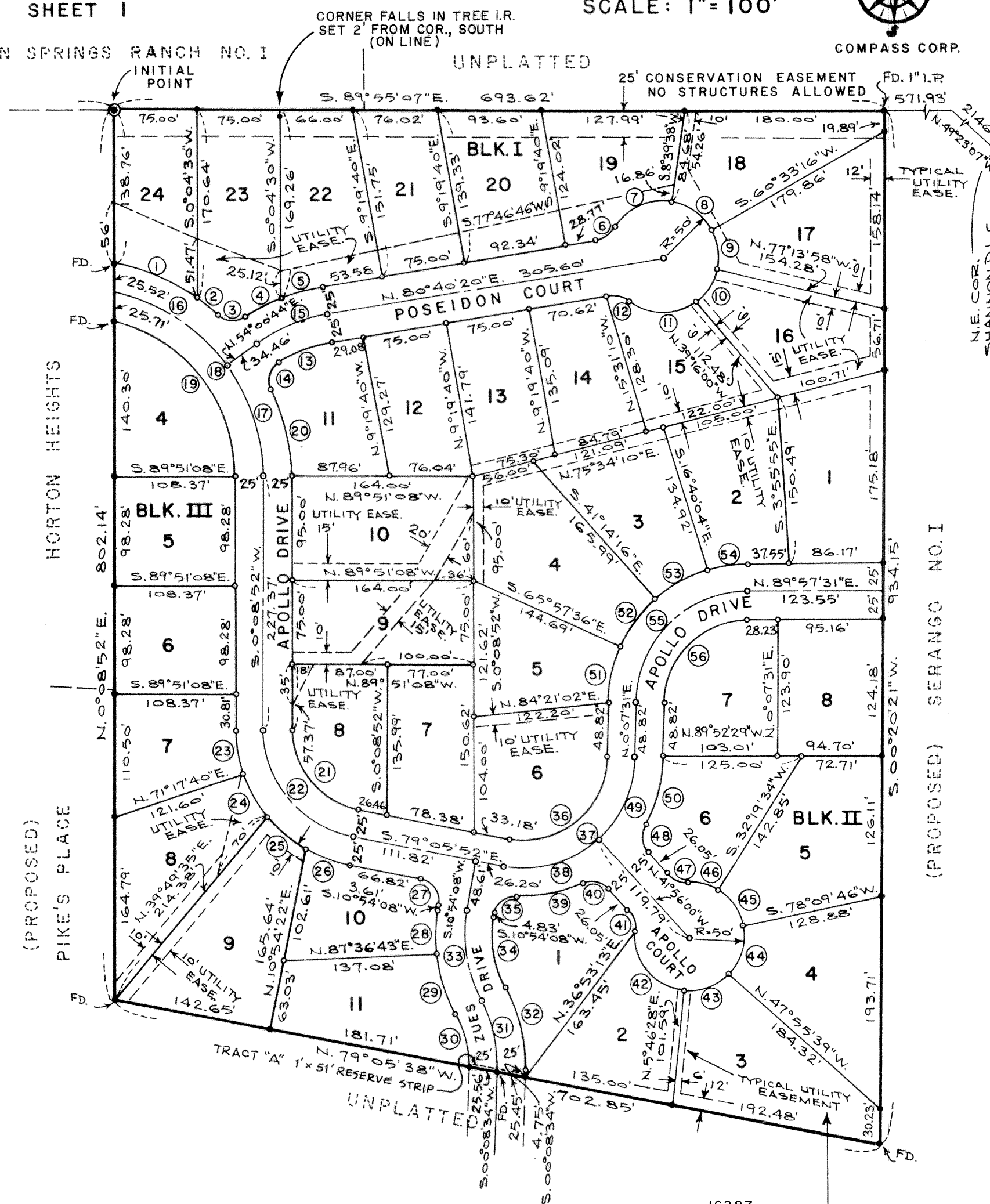
IN THE SAMUEL SHANNON D.L.C., N.W. 1/4, SECTION 25, T.2S., R.1E., W.M.  
CLACKAMAS COUNTY, OREGON

CITY OF WEST LINN

AUGUST, 1978  
SCALE: 1" = 100'

NOTE:  
THIS IS A POST-MONUMENTATION PLAT.  
SEE NOTIFICATION AND SECOND CERTIFICATE ON SHEET 2.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1978.

SHEET 1



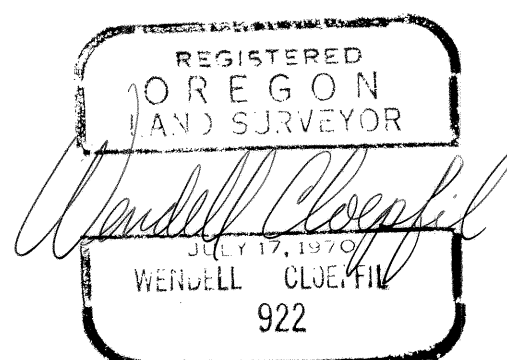
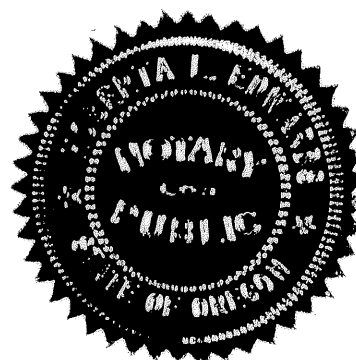
CURVE DATA			
NO.	DELTA	LENGTH	RADIUS
1	24°10'22"	82.27'	195.00'
2	06°48'19"	23.16'	195.00'
3	76°14'16"	26.61'	20.00'
4	12°00'59"	36.70'	175.00'
5	12°56'21"	39.52'	"
6	48°11'23"	21.03'	25.00'
7	66°10'41"	57.75'	50.00'
8	51°53'38"	45.29'	"
9	42°12'46"	36.84'	"
10	40°06'26"	35.00'	"
11	75°59'15"	66.31'	"
12	48°11'23"	21.03'	25.00'
13	23°31'20"	51.32'	125.00'
14	81°00'47"	28.28'	20.00'
15	26°39'36"	69.80'	150.00'
16	41°25'10"	122.89'	170.00'
17	36°08'08"	107.22'	"
18	77°33'18"	230.11'	"
19	75°21'55"	190.73'	145.00'
20	24°00'39"	81.72'	195.00'
21	79°14'44"	103.73'	75.00'
22	79°14'44"	138.31'	100.00'
23	18°51'12"	41.13'	125.00'
24	20°37'36"	45.00'	"
25	20°37'36"	45.00'	"
26	19°08'20"	41.75'	"
27	90°00'00"	31.42'	20.00'
28	15°41'55"	41.10'	150.00'
29	23°38'30"	61.89'	"
30	25°50'37"	45.10'	100.00'
31	28°34'51"	62.35'	125.00'
32	28°34'51"	74.82'	150.00'
33	39°20'25"	85.83'	125.00'
34	39°20'25"	68.66'	100.00'
35	82°33'02"	28.82'	20.00'
36	100°46'37"	131.92'	75.00'
37	100°46'37"	175.89'	100.00'
38	52°50'08"	92.22'	"
39	27°18'21"	59.57'	125.00'
40	71°55'11"	25.10'	20.00'
41	48°11'23"	21.03'	25.00'
42	90°28'55"	78.96'	50.00'
43	53°42'07"	46.86'	"
44	53°54'35"	47.05'	"
45	45°50'12"	40.00'	"
46	32°26'57"	28.32'	"
47	48°11'23"	21.03'	25.00'
48	71°55'11"	25.10'	20.00'
49	47°56'29"	83.67'	100.00'
50	29°51'40"	65.15'	125.00'
51	23°54'53"	52.17'	"
52	24°43'20"	53.94'	"
53	24°34'12"	53.60'	"
54	16°37'35"	36.27'	"
55	89°50'00"	156.79'	100.00'
56	89°50'00"	117.59'	75.00'

**CERTIFICATE**

I, WENDELL E. CLOEFFIL, BEING FIRST DULY SWORN SAY THAT "HORTON HEIGHTS TWO" SUBDIVISION WAS CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS REPRESENTED IN THE ANNEXED MAP AND AT THE INITIAL POINT OF SAID SURVEY A 2 INCH GALVANIZED IRON PIPE 36 INCHES LONG WAS DRIVEN 6 INCHES BELOW THE SURFACE OF THE GROUND, SAID INITIAL POINT BEING LOCATED AT THE NORTHEAST CORNER OF 'HORTON HEIGHTS', A PLAT OF RECORD IN THE NORTHWEST QUARTER OF SECTION 25, T.2S., R.1E., W.M., CLACKAMAS COUNTY, OREGON; AND ALSO LOCATED N.49°23'07"W., 2146.14 FEET; THENCE N.89°55'07"W., 1265.55 FEET FROM THE NORTHEAST CORNER OF THE SAMUEL W. SHANNON D.L.C. No. 70 IN SAID SECTION 25; THENCE FROM SAID INITIAL POINT THE BOUNDARY RUNS S.89°55'07"E., 693.62 FEET ALONG THE NORTH LINE OF THAT TRACT CONVEYED TO CLARENCE V. HODGES, ETUX, BY DEED RECORDED FEBRUARY 15, 1962 IN BOOK 598, PAGE 710, CLACKAMAS COUNTY DEED RECORDS, TO A FOUND 1" IRON PIPE AT THE NORTHEAST CORNER THEREOF; THENCE S.00°20'21"W., 934.15 FEET ALONG THE WEST LINE OF THAT TRACT CONVEYED TO CHARLES GOTANDA BY CONTRACT RECORDED DECEMBER 29, 1977 UNDER RECORDER'S FEE NO. 77-53165 CLACKAMAS COUNTY DEED RECORDS TO A FOUND 5/8" IRON ROD; THENCE N.79°05'38"W., 702.85 FEET ALONG THE NORTH LINE OF THAT TRACT CONVEYED TO JOHN T. WEDGE, ETUX, BY DEED RECORDED SEPTEMBER 5, 1973 UNDER RECORDER'S FEE NO. 73-28169, CLACKAMAS COUNTY DEED RECORDS AND THE NORTH LINE OF THAT TRACT CONVEYED TO DONALD L. CLELAND, ETUX, RECORDED SEPTEMBER 5, 1973 UNDER RECORDER'S FEE NO. 73-28178, CLACKAMAS COUNTY DEED RECORDS TO A FOUND 5/8" IRON ROD; THENCE N.00°08'52"E., 802.14 FEET ALONG THE EAST LINE OF THAT TRACT CONVEYED TO VICTOR A. PIKE, ETUX, BY CONTRACT RECORDED OCTOBER 1, 1963 IN BOOK 663, PAGE 743, CLACKAMAS COUNTY DEED RECORDS AND THE EAST LINE OF THAT TRACT CONVEYED TO FOSSES & SONS, INC., BY DEED RECORDED DECEMBER 30, 1977 UNDER RECORDER'S FEE NO. 77-53672, CLACKAMAS COUNTY DEED RECORDS, TO THE INITIAL POINT.

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 18<sup>TH</sup> DAY OF January, 1978.

*Hoberta L. Edwards*  
NOTARY PUBLIC FOR THE  
STATE OF OREGON  
July 30, 1982  
MY COMMISSION EXPIRES



THIS IS A TRUE COPY OF THE ORIGINAL  
PLAT OF "HORTON HEIGHTS TWO" WC

**APPROVALS**

*Lorene A. Lindner* 6/17/79, *John Renfro*  
CITY OF WEST LINN PLANNING COMMISSION, COUNTY SHERIFF  
*Clifford L. Sanders* 8/7/79, *Margaret Loney*  
CITY OF WEST LINN DIRECTOR OF PUBLIC WORKS, DEPUTY SHERIFF  
6-30-79  
ALL TAXES PAID TO  
*Juanita Orr*  
COUNTY ASSESSOR 3-19-79  
*By Edward C. Munster*  
DEPUTY ASSESSOR 3-19-79

*Susan Bennett*  
DEPUTY CLERK  
COMMISSIONER  
*Ralph Groener*  
COMMISSIONER

*Dexter E. Milne*  
COUNTY SURVEYOR 3-5-79  
DEPUTY SURVEYOR  
*George D. Pappen* 3-22-79  
COUNTY CLERK

Pursuant to O.R.S. I hereby certify that  
all 1978-80 Taxes have been paid

**LEGEND:**

- INDICATES 5/8" X 30" IRON ROD SET OR FOUND UNLESS OTHERWISE NOTED
- INDICATES POST-MONUMENTED 5/8" X 30" IRON ROD TO BE SET

**UTILITY EASEMENT NOTE:**

EASEMENTS ARE HEREBY RESERVED UNDER AND UPON A STRIP SIX (6) FEET IN WIDTH CONTIGUOUS TO ALL INTERIOR LOT LINES OF ALL LOTS AND TWELVE (12) FEET IN WIDTH CONTIGUOUS TO THE SUBDIVISION BOUNDARY LINES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND DRAINAGE FACILITIES; EXCEPT WHERE SHOWN OTHERWISE.

# HORTON HEIGHTS TWO

IN THE SAMUEL SHANNON D.L.C., N.W. 1/4, SECTION 25, T.2S., R.1E., W.M.  
CLACKAMAS COUNTY, OREGON

CITY OF WEST LINN  
SHEET 2

AUGUST, 1978

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FOSSES & SONS, INC., AN OREGON CORPORATION, OWNERS OF THE LAND DESCRIBED IN THE ATTACHED SURVEYORS CERTIFICATE HEREON WRITTEN AND SHOWN ON THE ACCOMPANYING MAP OF "HORTON HEIGHTS TWO" SUBDIVISION, DO HEREBY PLAT AND LAYOUT SAID PARCEL OF LAND INTO LOTS AS SHOWN ON SAID MAP AND WE DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND EASEMENTS SHOWN (OR AS NOTED) ON SAID MAP.

DATED THIS 24~~th~~ 31 DAY OF October, 1978.

Nick A Fosses  
NICKA FOSSES, PRESIDENT  
Sharon Fosses  
SHARON FOSSES, SECRETARY

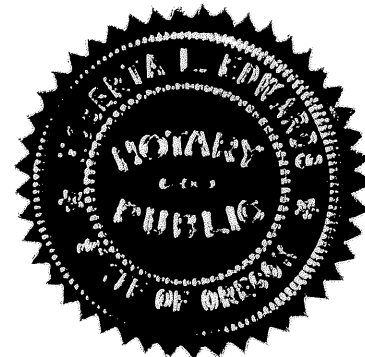


### ACKNOWLEDGEMENT

STATE OF OREGON } S.S.  
COUNTY OF CLACKAMAS }

BE IT REMEMBERED THAT ON THIS 24~~th~~ 31 DAY OF October, 1978, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, APPEARED NICKA FOSSES, THE PRESIDENT AND SHARON FOSSES, THE SECRETARY OF FOSSES & SONS, INC., AN OREGON CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE WITHIN INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY THE ABOVE NAMED OFFICERS AND THEY ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.  
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL.

Hoberta L. Edwards  
NOTARY PUBLIC FOR THE  
STATE OF OREGON  
July 30, 1982  
MY COMMISSION EXPIRES



THIS IS A TRUE COPY OF THE ORIGINAL PLAT OF "HORTON HEIGHTS TWO" *UC*

### SECOND CERTIFICATE

STATE OF OREGON } S.S.  
COUNTY OF CLACKAMAS }

I, WENDELL E. CLOEPFIL, CERTIFY THAT I AM THE SURVEYOR OF THIS PLAT OF "HORTON HEIGHTS TWO", A SUBDIVISION PLAT RECORDED IN BOOK 77, PAGE 28, CLACKAMAS COUNTY PLAT RECORDS; THAT INTERIOR MONUMENTATION WHICH WAS DELAYED AT THE TIME OF SAID RECORDING IS NOW COMPLETED AND IN COMPLIANCE WITH APPLICABLE STATUTES; THAT ALL INTERIOR MONUMENTS CONSIST OF 3/8" x 30" IRON RODS, EXCEPT WHERE OTHERWISE DESCRIBED UPON THE PLAT.

DATED THIS 4th DAY OF December 1978.

Wendell Cloepfil  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 922

### ENDORSEMENT

UPON NOTICE OF THE ABOVE MENTIONED MONUMENTATION, I HAVE DIRECTED A FIELD INSPECTION AND HAVE FOUND THEM TO BE PROPERLY PLACED.

Dexter E. Millie  
CLACKAMAS COUNTY SURVEYOR  
by Ray Robinson Deputy 12-4-79

I, WENDELL E. CLOEPFIL, CERTIFY THAT THE POST MONUMENTATION OF THE INTERIOR MONUMENTS OF THIS PLAT WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING NOTIFICATION OF COMPLETION OF PAVING IMPROVEMENTS, OR WITHIN ONE YEAR OF THE PLAT RECORDING DATE, WHICHEVER OCCURS FIRST.

## **PD-3 COMPLETENESS LETTER**





CITY OF  
**West Linn**

July 26, 2023

Mary Prier  
3815 Poseidon Court  
West Linn, OR 97068

SUBJECT: Lot Line Adjustment at 3815 Poseidon Court (LLA-23-01)

Mary Prier

Your application submitted on July 10, 2023 has been deemed **complete**. The city has 120 days to exhaust all local review; that period ends November 23, 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.

Please contact me at 503-742-6057, or by email at [bgardner@westlinnoregon.gov](mailto:bgardner@westlinnoregon.gov) if you have any questions or comments.

Sincerely,

Ben Gardner  
Assistant Planner