

DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT	John Floyd	PROJECT NO(S)	MIP-23-07
			PRE-APPLICATION NO. PA-22-15
NON-REFUNDABLE FEE(S)	\$4,400	REFUNDABLE DEPOSIT(S)	TOTAL \$4,400

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 type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Right of Way Vacation (VAC) |
| <input type="checkbox"/> Conditional Use (CUP) | <input checked="" 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: 1317 7th St, West Linn, 97068 31E02AA00800, 31E02 00100, 31E02AA00200, 31E02AA00200, 31E02AA00100, 31E01BB00100	Assessor's Map No.: Multiple, see "Site Location" Tax Lot(s): Multiple, see "Site Location" Total Land Area: 34.34 acre
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Brief Description of Proposal:

Record a partition of the Subject Properties that will result in a total of three (3) Parcels.

Applicant Name*: Address: Bob Schultz City State Zip: 22870 Weatherhill Rd West Linn, OR 97068	Phone: Email: 971-732-0347 duke.pdx@gmail.com
Owner Name (required): Address: SDG-2, LLC City State Zip: 22870 Weatherhill Rd West Linn, OR 97068	Phone: Email: 971-732-0347 duke.pdx@gmail.com
Consultant Name: Address: S&F Land Services City State Zip: Christopher Sherby 4905 SW Scholls Ferry Rd Portland, OR 97225	Phone: Email: 503-345-0328 chris.sherby@sflands.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.

 Applicant's signature	11-29-23 Date	 Owner's signature (required)	11-29-23 Date
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DEVELOPMENT REVIEW CHECKLIST

The application form and supporting materials should be submitted electronically through <https://westlinnoregon.gov/planning/submit-land-use-application> as one (1) .pdf file. To create a single PDF file, go to [Adobe Acrobat Free Merge PDF](#) online tool. [Other free Acrobat PDF tools](#) like converting a file to PDF or reducing the file size are available on the Adobe website.

Supporting reports may be uploaded separately through this web form *if* the file size is too large. The separate submissions should be numbered (i.e., Submittal 1 of 2) and noted under transmittal contents. All plan set files **MUST** be flattened and reduced.

Submission requirement to upload through the web form:

- .pdf format.
- Individual file size no larger than 128 MB.
- Do not attach 'zip' files. Our server will reject all 'zip' files.
- Reduce and flatten all plan sets **BEFORE** uploading plan sets. The raster/vector settings should be optimized for printing.

A complete application must include the following:

- Development Review Application. Original signatures from all owners must be on the application form.
- Vicinity Map showing the site within the City.
- Site Plan drawn to scale showing the:
 - Taxlot and address of the project,
 - Area of the site (acres or square feet),
 - Zoning and Neighborhood Association,
 - Location and dimensions of existing and proposed buildings, structures,
 - Location of existing and proposed on-site driveways and off-street parking,
 - Configuration and dimensions of all existing and proposed lots and tracts, including a proposed park, open space, and or drainage tracts or easements,
 - Location and width of existing and proposed easement for access, drainage, etc., and
 - Location of existing and proposed trees and other proposed landscaping.
 - Location of existing public and private utilities, easements, and 100-year floodplain,
 - Sensitive areas, including the location of on-site wetlands and riparian areas,
 - Location of existing off-site driveways across the street,
 - If applicable, internal circulation system, name, and location of existing and proposed roadways and roadway easements (private and public), and
 - Location and width of existing and proposed on-site pedestrian and bicycle facilities on-site.
- If applicable, a Utility Plan and Landscape plan, drawn to scale.
- If applicable, Building elevation drawings with exterior elevations for every side of each structure, height including building materials and floor levels, drawn to scale.
- A project narrative outlining the project's scope in detail, including the changes to the site, structure, landscaping, parking, land use, and lot consolidations.
- Complete written responses to identified approval criteria in the [Community Development Code \(CDC\)](#).
- A Service Provider Letter from Tualatin Valley Fire and Rescue - <https://www.tvfr.com/399/Service-Provider-Permit> Please contact Jason Arn at jason.arn@tvfr.com with any questions about TVF&R requirements;
- If required, documentation of any required meeting with the respective City-recognized neighborhood association per CDC [99.038](#).
- Any other materials identified by city staff at the pre-application meeting.

For applications that the Planning Commission decides, the applicant or applicant's representative should present their proposal to the PC at the public hearing.

Partition Narrative

1317 7th Street, West Linn

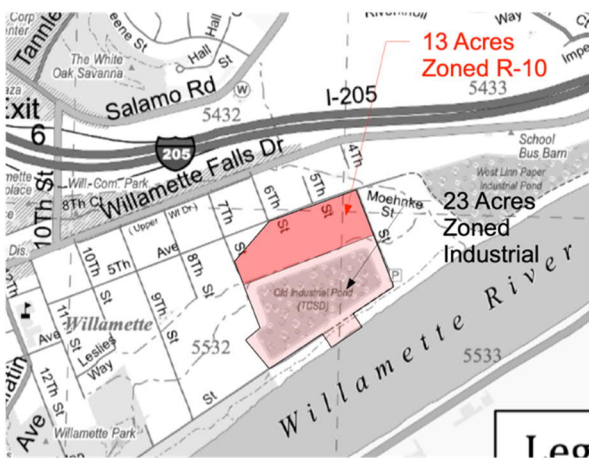
Forward Vision Development, LLC & e3 Design Concepts, LLC & SDG-2, LLC

Summary of Proposal: This is a request for a 3-lot partition to consolidate 22 parcels located on a 36-acre as previously approved by the State of Oregon Department of Environmental Quality (DEQ). Commonly referred to as the 'Publisher's Pond', this site includes a contaminated 15-acre sludge pond. As a contaminated site, under the control of DEQ, DEQ will determine what will be allowed on this site. This 3-lot partition will initiate the testing phase for the contaminated, 15-acre former Blue Heron Mill Sludge Pond, DEQ Final Clean-up Plan approvals, preservation of sensitive wetland areas and habitat areas, development of the upland areas as approved by DEQ consistent with all governmental standards. There are no proposed changes to the site, existing structures, uses, zoning, existing roadways, or access roads. This is a request to simply consolidate 22 parcels into 3 manageable parcels, Outlots A, B and C already approved by DEQ so testing and redevelopment can commence. (Parcels 1, 2 and 3, respectively – of the proposed Partition).

Outlot A (Parcel 1) as approved by DEQ, will isolate the proposed Phase 1 residential development to a 8.43-acre parcel. It is currently zoned R-10. It will be developed consistent with DEQ approvals and with current zoning regulations by way of a separate submittal. As envisioned, a future wetland and habitat overlay district will further isolate the development on this proposed outlot to the upland areas. Existing public ROWs, if any, located in wetland areas would be removed. Outlot B (Parcel 2) as approved by DEQ, will isolate a sensitive wetland and habitat area to a 1.73-acre parcel for as envisioned, a future conservancy.

Outlot C (Parcel 3) as approved by DEQ, will isolate the contaminated 15-acre former Blue Heron Mill pulp mill sludge pond to a 23-acre parcel. Based on currently available information, the 15-acre pond is contaminated with an average of 8 ft of pulp mill sludge. To give some perspective on this scope of the problem, given this data, the volume of the wet sludge without a swell factor is 193,000 cubic yards. If this sludge is trucked off-site with 15 CY trucks, 12,866 trucks would be required. If these trucks were spaced at 50 ft intervals, the line of trucks would be more than 120 miles long. The City of West Linn approval to this partition will allow the landowner and developer to commence testing on the 15-acre sludge pond and so a Final Clean-up Plan can be approved by DEQ.

Zoning: This property is split-zoned, about 13 acres is zoned R-10 Residential (Proposed Parcels 1 & 2) and about 23 acres is zoned G1 Industrial (Proposed Parcel 3)



VICINITY MAP

Location: The site is roughly bounded by 4th St to 7th Street and from 5th Avenue to Volpp Street. In addition, there is about 300 lineal feet of frontage on the Willamette River. It is located in the West Linn Waterfront Urban Renewal District and serves as it's southern anchor and linchpin. Clackamas County Assessor's Tax Lots include: 31E02AA00800, 31E02AA00800, 31E02AA00200, 31E02AA00100, 31E02 00401, 31E0200100 and 31E01BB00100

Chapter 11 - SINGLE-FAMILY RESIDENTIAL DETACHED, R-10

11.030 PERMITTED USES

The following are uses permitted outright in this zoning district

1. Single-family detached residential unit. (...)

Comment: The application is for the creation of 3 parcels to accommodate the existing house and existing uses. No new houses or uses are proposed. This use is permitted by this section. The criterion is met.

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:

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

Comment: No new lots conforming to R-10 code are requested with this partition. This criterion is met.

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

Comment: No new lots conforming to R-10 code are requested with this partition. This criterion is met.

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

Comment: No new lots conforming to R-10 code are requested with this partition. This criterion is met.

4. Repealed by Ord. 1622.

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 (...):

Comment: No new lots conforming to R-10 code are requested with this partition. This criterion 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 (...)

Comment: No new lots conforming to R-10 code are requested with this partition. This criterion is met.

7. The maximum lot coverage shall be 35 percent.

Comment: No new lots conforming to R-10 code are requested with this partition. This criterion is met.

8. The minimum width of an accessway to a lot which does not abut a street or a flag lot shall be 15 feet.

Comment: No new lots conforming to R-10 code are requested with this partition. This criterion is met.

9. The floor area ratio shall be 0.4 (...)

Comment: No new lots conforming to R-10 code are requested with this partition. This criterion is met.

Chapter 23 – GENERAL INDUSTRIAL

23.030 PERMITTED USES

The following are uses permitted outright in this zoning district:

1. Agricultural sales and services
2. Animal sales and services
 - a. Kennels
 - b. Veterinary, small and large animals
3. Automotive and equipment
 - a. Cleaning
 - b. Fleet storage
 - c. Repairs, light and heavy equipment.
 - d. Sales/rentals, light and heavy equipment.
 - e. Storage, recreational vehicles and boats.
4. Construction sales and services.
5. Laundry services.
6. Manufacturing of products:
 - a. From raw materials.
 - b. From previously prepared materials.
7. Packaging and processing.
8. Postal service.
9. Public safety facilities.
10. Public support facilities.
11. Research services.
12. Scrap operations, recycling collection center.
13. Utilities, minor and major.
14. Wholesale, storage and distribution:
 - a. Mini warehouse
 - b. Light.
 - c. Heavy
15. Transportation facilities (Type I). (Ord. 1590 § 1, 2009)

Comment: The application is for the creation of three parcels to accommodate the existing industrial use(s). No new industrial uses are proposed. The criterion is met.

Chapter 48 – ACCESS, EGRESS AND CIRCULATION

The purpose of this chapter is to ensure that efficient, safe, and well-directed vehicular, bicycle, and pedestrian access, circulation, and egress are designed into development proposals. Access management seeks to balance mobility, the need to provide efficient, safe and timely travel with the ability to allow access to individual properties. Proper implementation of access management techniques should guarantee reduced congestion,

reduced accident rates, less need for roadway widening, conservation of energy, and reduced air pollution. (Ord. 1584, 2008)

48.025 ACCESS CONTROL

Comment: No new residential uses are requested with this partition. This criterion is met.

48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES

Comment: No new residential uses are requested with this partition. This criterion is met.

48.050 ONE-WAY VEHICULAR ACCESS POINTS

Comment: No new residential uses are requested with this partition. This criterion is met.

48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

Comment: No new residential uses are requested with this partition. This criterion is met.

48.070 PLANNING DIRECTOR'S AUTHORITY TO RESTRICT ACCESS APPEAL PROVISIONS

Comment: No new residential uses are requested with this partition. This criterion is met.

48.080 BICYCLE AND PEDESTRIAN CIRCULATION

Comment: No new residential uses are requested with this partition. This criterion is met.

Chapter 75 – VARIANCE AND SPECIAL WAIVERS

Comment: No variances or special waivers are requested with this partition. This criterion is met.

Chapter 85 GENERAL PROVISIONS (Land Division)

85.200 APPROVAL CRITERIA

No tentative subdivision or partition plan shall be approved unless adequate public facilities will be available to provide service to the partition or subdivision area prior to final plat approval and the Planning Commission or Planning Director, as applicable, finds that the following standards have been satisfied, or can be satisfied by condition of approval.

A. Streets.

Comment: No new streets are proposed. This criterion is met.

B. Blocks and lots.

1. General. The length, width, and shape of blocks shall be designed with due regard for the provision of adequate building sites for the use contemplated; consideration of the need for traffic safety, convenience, access, circulation, and control; and recognition of limitations and opportunities of topography and solar access.

Comment: No new streets are proposed. The development pattern in this area is already established and/or inhibited by wetlands and sensitive habitat areas. No public streets in the wetland areas are proposed and no changes to the existing block pattern are proposed. This criterion is met.

2. Sizes. The recommended block size is 400 feet in length to encourage greater connectivity within the subdivision. Blocks shall not exceed 800 feet in length between street lines, except for blocks adjacent to arterial streets or unless topographical conditions or the layout of adjacent streets justifies a variation. Designs of proposed intersections shall demonstrate adequate sight distances to the City Engineer's specifications. Block sizes and proposed accesses must be consistent with the adopted TSP.

Comment: Same as for B1, above.

3. Lot size and shape. Lot or parcel size, width, shape, and orientation shall be appropriate for the location of the subdivision or partition, for the type of use contemplated, for potential utilization of solar access, and for the protection of drainageways, trees, and other natural features. No lot or parcel shall be dimensioned to contain part of an existing or proposed street. All lots or parcels shall be buildable. "Buildable" describes lots that are free of constraints such as wetlands, drainageways, etc., that would make home construction impossible. Lot or parcel sizes shall not be less than the size required by the zoning code unless as allowed by planned unit development (PUD). Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required by the type of use proposed.

Comment: No new R-10 lots are proposed. The criterion is met.

4. Access. Access to subdivisions, partitions, and lots shall conform to the provisions of Chapter 48 CDC, Access, Egress and Circulation.

Comment: No new R-10 lots are proposed. The criterion is met.

5. Double frontage lots and parcels. Double frontage lots and parcels have frontage on a street at the front and rear property lines. Double frontage lots and parcels shall be avoided except where they are essential to provide separation of residential development from arterial streets or adjacent non-residential activities, or to overcome specific disadvantages of topography and orientation. A planting screen or impact mitigation easement at least 10 feet wide, and across which there shall be no right of access, may be required along the line of building sites abutting such a traffic artery or other incompatible use.

Comment: No double-frontage parcels are proposed. The criterion is met.

6. Lot and parcel side lines. The lines of lots and parcels, as far as is practicable, should run at right angles to the street upon which they face, except that on curved streets they should be radial to the curve.

Comment: No new R-10 lots are proposed. The criterion is met.

7. Flag lots. Flag lots can be created where it can be shown that no other reasonable street access is possible to achieve the requested land division. A single flag lot shall have a minimum street frontage of 15 feet for its accessway. Where two to four flag lots share a common accessway, the minimum street frontage and accessway shall be eight feet in width per lot. Common accessways shall have mutual maintenance agreements and reciprocal access and utility easements. The following dimensional requirements shall apply to flag lots:

Comment: Not applicable. No flag lots are proposed. Setbacks will continue to comply with zoning requirements, as discussed above under R-10 standards. The criterion is met.

8. Large lots or parcels. In dividing tracts into large lots or parcels which, at some future time, are likely to be redivided, the approval authority may:
 - a. Require that the blocks be of such size and shape, and be so divided into building sites, and contain such easements and site restrictions as will provide for extension and opening of streets at intervals which will permit a subsequent division of any tract into lots or parcels of smaller size; or
 - b. Alternately, in order to prevent further subdivision or partition of oversized and constrained lots or parcels, restrictions may be imposed on the subdivision or partition plat.

Comment: This is a large lot parcel, and the 3-lot partition is intended to allow for subsequent subdivision that will conform with this requirement and zoning code. This criterion is met.

C. Pedestrian and bicycle trails.

Comment: There is no proposed work on the property. The proposal is a request for approvals for a 3-lot partition only. While presently not applicable, it is the owner/developer intent to work on a cooperative basis on a comprehensive, integrated multi-modal system if a multi-modal, or pedestrian or bicycle trails are planned in this area. This criterion is met.

D. Transit facilities.

Comment: There is no Tri-Met bus service in this area so there is no need for transit facilities. This criterion is met. While presently not applicable, it is the owner/developer intent to work on a cooperative basis on a comprehensive, integrated multi-modal system if a multi-modal, or pedestrian or bicycle trails are planned in this area.

E. Grading. Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:

1. All cuts and fills shall comply with the excavation and grading provisions of the Uniform Building Code and the following:
 - a. Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically (i.e., 67 percent grade).
 - b. Fill slopes shall not exceed two feet horizontally to one foot vertically (i.e., 50 percent grade). Please see the following illustration.

Comment: There is no proposed work on the property. The proposal is a request for approvals for a 3-lot partition only. No grading activities on the building sites are planned at this time. This criterion is met.

2. The character of soil for fill and the characteristics of lot and parcels made usable by fill shall be suitable for the purpose intended.

Comment: No fill activities are proposed.

3. If areas are to be graded (more than any four-foot cut or fill), compliance with CDC 85.170(C) is required.

Comment: There is no proposed work on the property. The proposal is a request for approvals for a 3-lot partition only. No grading is planned. Future grading for the home construction will comply with this requirement. This criterion is met.

4. The proposed grading shall be the minimum grading necessary to meet roadway standards, and to create appropriate building sites, considering maximum allowed driveway grades.

Comment: There is no proposed work on the property. The proposal is a request for approvals for a 3-lot partition only. No grading is proposed at this time. This criterion is met.

5. Type I lands shall require a report submitted by an engineering geologist, and Type I and Type II lands shall require a geologic hazard report.

Comment: Actual grades are unconfirmed. The actual grades will be confirmed with a topographic survey prior to submission of a future application and Preliminary Plat for Proposed Parcel 1. Type I land is defined as slopes greater than 35% grade over 50% or more of a site. If slopes over 35% grade are confirmed, over 50% of the site then a geologic hazard report will be submitted by an engineering geologist for Type 1 and Type II lands. There is no proposed work on the property. The proposal is a request for approvals for a 3-lot partition only.

6. Per the submittals required by CDC 85.170(C)(3), the applicant must demonstrate that the proposed methods of rendering known or potential hazard sites safe for development, including proposed geotechnical remediation, are feasible and adequate to prevent landslides or other damage to property and safety. The review authority may impose conditions, including limits on type or intensity of land use, which it determines are necessary to mitigate known risks of landslides or property damage.

Comment: There are no known broad general geologic hazards in this area.

7. On land with slopes in excess of 12 percent, cuts and fills shall be regulated as follows:
 - a. Toes of cuts and fills shall be set back from the boundaries of separate private ownerships at least three feet, plus one-fifth of the vertical height of the cut or fill. Where an exception is required from that requirement, slope easements shall be provided.
 - b. Cuts shall not remove the toe of any slope where a severe landslide or erosion hazard exists.
 - c. Any structural fill shall be designed by a registered engineer in a manner consistent with the intent of this code and standard engineering practices and certified by that engineer that the fill was constructed as designed.
 - d. Retaining walls shall be constructed pursuant to Section 2308(b) of the Oregon State Structural Specialty Code.
 - e. Roads shall be the minimum width necessary to provide safe vehicle access, minimize cut and fill, and provide positive drainage control.

Comment: There is no proposed work on the property. The proposal is a request for approvals for a 3-lot partition only. No lot grading is planned at this time. The future grading plans for the construction of new homes will comply with these standards and will be reviewed at the time of building permit.

8. Land over 50 percent slope shall be developed only where density transfer is not feasible. The development will provide that:
 - a. At least 70 percent of the site will remain free of structures or impervious surfaces.
 - b. Emergency access can be provided.

- c. Design and construction of the project will not cause erosion or land slippage.
- d. Grading, stripping of vegetation, and changes in terrain are the minimum necessary to construct the development in accordance with subsection J of this section.

Comment: There is no proposed work on the property. The proposal is a request for approvals for a 3-lot partition only. No lot grading is planned at this time. The future grading plans for the construction of new homes will comply with these standards and will be reviewed at the time of building permit.

F. Water.

Comment: There is no proposed work on the property. The proposal is a request for approvals for a 3-lot partition only. No new water service is requested at this time. New parcels will be provided with water service from either the existing 6" water on the perimeter of the site, or new service to be shown on the Preliminary Utility Plan, with subsequent submittals, per city standards.

G. Sewer.

Comment: There is no proposed work on the property. The proposal is a request for approvals for a 3-lot partition only. No new sewer service is requested at this time. New parcels will be provided with sewer service from either the existing 6" water on the perimeter of the site, or new service to be shown on the Preliminary Utility Plan, with subsequent submittals, per city standards.

H. (Deleted)

I. Utility easements.

Comment: There is no proposed work on the property. The proposal is a request for approvals for a 3-lot partition only. Public utility easements will be provided consistent with City standards, as shown on the Tentative Plan and Preliminary Utility Plan, with subsequent submittals.

J. Supplemental provisions.

- 1. Wetland and natural drainage ways.

Comment: There is no proposed work on the property. The proposal is a request for approvals for a 3-lot partition only.

The wetlands have been delineated as part of the DEQ approvals. There is no work proposed in the wetlands as part of this partition submission. The wetland areas will be further delineated by a survey. Subsequent proposed work, and submittals defining the work will be in compliance with all governmental unit standards. This criterion will be met with subsequent submittal for Phase 1 Preliminary Plat.

Note: There is a beaver dam located near 4th street that has artificially raised the water level in the stream significantly. It is the owner's intent have a professional trapper relocate the beaver, and then remove the beaver dam so the water level can return to its natural, historical level, perhaps to 200 ft by 100.

- 2. Willamette and Tualatin Greenways.

Comment: There is no proposed work on the property. The proposal is a request for approvals for a 3-lot partition only. This criterion will be met with subsequent submittal for Phase 1 Preliminary Plat.

The subject property is located within the Willamette Greenway Area and in a Habitat Conservation Area. There is no work proposed in the Willamette Greenway Area, or in the Habitat Area. As the wetland and habitat areas are delineated subsequent submittals will comply to governmental standards for these areas.

3. Street trees. Street trees are required as identified in the appropriate section of the municipal code and Chapter 54 CDC.

Comment: No new street tree is proposed. No new horizontal work or street work is proposed with this proposal. When street trees or horizontal work will be installed, it will be provided with the new home construction, per City standards with subsequent submittals

4. Lighting.

Comment: There is no new street lighting proposed. When lighting will be installed, it will be provided with the new home construction, per City standards with subsequent submittals.

5. Dedications and exactions.

Comment: There is no new lots, or horizontal work proposed to which would require dedications and exactions. When dedications and exactions are required, it will be provided, per City standards with subsequent submittals.

6. Underground utilities.

Comment: There is no new underground utility work proposed. When underground utilities are required, they will be installed per City standards with subsequent submittals.

7. Density requirement. Density shall occur at 70 percent or more of the maximum density allowed by the underlying zoning. These provisions would not apply when density is transferred from Type I and II lands as defined in CDC 02.030. Development of Type I or II lands are exempt from these provisions. Land divisions of three lots or less would also be exempt.

Comment: There is no proposed density with the partition. The density will conform with current zoning regulations.

8. Mix requirement. The "mix" rule means that developers shall have no more than 15 percent of the R-2.1 and R-3 development as single-family residential. The intent is that the majority of the site shall be developed as medium high density multi-family housing.

Comment: The property is zoned R-10 and therefore this provision does not apply.

9. Heritage trees/significant tree and tree cluster protection.

Comment: There are no identified heritage trees on the site, however there is at least one 7 ft diameter tree on the site to which the owner/developer surmises could potentially be a candidate for heritage tree designation. If so identified by subsequent tree survey, then the owner/developer is receptive to heritage tree designation. While there is no known, identified significant cluster on the site, if one is identified by a subsequent tree survey and the cluster will be protected on a subsequent submittal. This criterion will be met after the tree survey

identifies any significant trees and subsequent submittal for Phase 1 Preliminary Plat.

Chapter 55 DESIGN REVIEW

55.100 APPROVAL STANDARDS - CLASS II DESIGN REVIEW

Design Review is only applicable to significant trees as cross referenced by CDC 85.200(J) (9).

E. Relationship to the natural and physical environment.

1. The buildings and other site elements shall be designed and located so that all heritage trees, as defined in the municipal code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction.
2. All heritage trees, as defined in the municipal code, all trees and clusters of trees ("cluster" is defined as three or more trees with overlapping driplines; however, native oaks need not have an overlapping dripline) that are considered significant by the City Arborist, either individually or in consultation with certified arborists or similarly qualified professionals, based on accepted arboricultural standards including consideration of their size, type, location, health, long term survivability, and/or numbers, shall be protected pursuant to the criteria of subsections (B)(2)(a) through (f) of this section. (....)

Comment: While unconfirmed, it is presumed that the tree survey will identify significant trees on the property so the provisions of Chapter 55 will apply at the time these trees are identified. This criterion will be met after the tree survey identifies any significant trees and subsequent submittal for Phase 1 Preliminary Plat.

Chapter 92 REQUIRED IMPROVEMENTS

92.010 PUBLIC IMPROVEMENTS FOR ALL DEVELOPMENT

The following improvements shall be installed at the expense of the developer and meet all City codes and standards:

- E. Surface drainage and storm sewer system. A registered civil engineer shall prepare a plan and statement which shall be supported by factual data and comply with the standards for the improvement of public and private drainage systems located in the West Linn Public Works Design Standards. (....)

Comment: No new horizontal improvements are proposed. This criterion is met.

Summary of Request: This proposal is a request for approval to a proposed 3-lot partition as approved by the State of Oregon Department of Environmental Quality (DEQ) to enable testing and redevelopment of this complex 36-acre site.

U 6-154 X

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CROWN ZELLERBACH CORPORATION; a corporation, hereinafter called the "Grantor," for the consideration hereinafter stated to the Grantor paid by PUBLISHERS PAPER CO., a corporation, hereinafter called the "Grantee," does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, described as follows, to-wit:

A part of the D.L.C. No. 52 of Ambrose Fields in Section 2, T. 3S., R. 1E., of the W.M., in Clackamas County, Oregon, to-wit:

Beginning on the left bank of the Willamette River where the Northern boundary line of said claim intersects said river; running thence North 39° West along said boundary 6.40 chains; thence South 53° West 3.20 chains; thence South 39° East 6.40 chains to the bank of the Willamette River; thence North 53° 45' East along the meanders of said river to the place of beginning;

SAVE AND EXCEPT therefrom a strip of land described as follows:

beginning at a T-rail at the initial point of said Willamette & Tualatin Tracts;

THENCE S 34° 08' 55" W 559.95 feet to an iron rod at the intersection of the Southerly line of Lot E Tract 6, said Willamette & Tualatin Tracts, with the Westerly line of that parcel known as Parcel II as described in Book 70, Page 269, Clackamas County Record of Deeds; said line now known as the Westerly right-of-way of Fourth Street;

THENCE S 54° 23' 00" W 398.67 feet along the Southerly line of said Tract 6. to an iron rod, which is a point identified in this deed as Point "B";

THENCE S 39° 00' E 168.90 feet to an unmonumented point which is the true point of beginning of the parcel;

Recorded by
The Clackamas County
Recorder's Office

THENCE S 54° 23' 00" W 209.50 feet to an unmonumented point;

THENCE S 39° E 10.0 feet more or less to the high water line of the left bank of the Willamette River;

THENCE along said high water line Northeasterly to the point of intersection with a line having a bearing of N 39° 00' W and passing through the true point of beginning of this parcel;

THENCE N 39° 00' W 10.0 feet more or less to the true point of beginning of this parcel.

RESERVING unto Grantor a non-exclusive easement for pipeline, power line, and roadway purposes which is 30 feet in width, the center line of which is parallel to and 45 feet Southerly from a line between Point "A" (which is a point N 54° 23' E 309.50 feet from said Point "B") and said Point "B";

TOGETHER WITH AN EASEMENT 20 feet in width over and across the above described strip of land, excepted from this conveyance, for the purpose of installing and maintaining pipelines running from the property conveyed above to the Willamette River.

TO HAVE AND TO HOLD the above described and granted premises unto the said Grantee, its successors and assigns forever.

and the Grantor hereby covenants to and with Grantee and its successors and assigns that Grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except:

(1) A sewer easement to the City of West Linn 20 feet in width, the center line of which is parallel to and 9 feet Southerly from a line between said Point "A" and said Point "B";

(2) The rights of the public and of governmental bodies in and to any portion of the above property lying below high water mark of the Willamette River;

and that Grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under

the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$17,000.00.

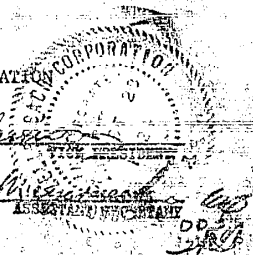
IN WITNESS WHEREOF, the Grantor has executed this instrument on the 9th day of December, 1970; it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

(SEAL)

CROWN ZELLERBACH CORPORATION

By: [Signature]

Attest: [Signature]



STATE OF CALIFORNIA
County of SAN FRANCISCO ss.

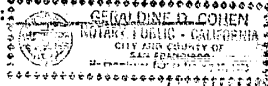
December 9, 1970

Personally appeared W. E. PARRINSON and THOMAS W. NEVENSIECK, who, being duly sworn, each for himself and not one for the other, did say that the former is the VICE President and that the latter is the SECRETARY of CROWN ZELLERBACH CORPORATION, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

[Signature]
Notary Public for CALIFORNIA

My commission expires:



ORIGINAL DOCUMENT FILED AND RECORDED JAN 6 1971 4:44 P. M. GEORGE D. POPPER, County Clerk

0 6-057 A

AGREEMENT

THIS AGREEMENT AND GRANT made and entered into as of the
7th day of December, 1970, between PUBLISHERS
PAPER CO., herein called "Publishers," and CROWN ZELLERBACH
CORPORATION, herein called "Crown,"

WITNESSETH:

A. By deed dated the 9th day of December, 1970, Crown conveyed to Publishers the fee title to a tract of land comprising two acres, more or less, lying in a part of D.L.C. No. 52 of Ambrose Fields in Section 2, T. 3S, R. 1E., of the W.M. in Clackamas County, Oregon. A copy of such deed is attached hereto as Exhibit "A" and incorporated herein by this reference.

B. Said deed also reserved to Crown an easement to install and maintain pipelines, power lines and an access road upon and across a strip of land constituting a portion of the conveyed property.

C. By virtue of said deed Crown also granted to Publishers an easement 20 feet in width across the above mentioned strip of land for the purpose of installing and maintaining pipelines running from the fee title property conveyed by the deed to the river.

NOW, THEREFORE, and as a part of the same transaction,

1. Publishers to the extent it presently owns or hereafter acquires the title or right of possession to the real property adjacent to the parcel conveyed to it by Crown as aforesaid

does hereby grant to Crown an easement across said properties of Publishers for the purpose of providing access to the above mentioned strip of land and the above mentioned easements reserved by Crown; provided, however, that said easements may at no time be used so as to unduly interfere with Publishers' use and enjoyment of its adjacent properties.

2. The easements reserved and granted by Crown and the easements granted by Publishers shall be non-exclusive and shall be appurtenant to the properties served thereby and in each instance the area involved in the easement shall be maintained and kept in good condition by the grantee of the easement. Furthermore, Crown agrees to indemnify and save Publishers harmless from and against any liability for injury to person or loss of or damage to property arising out of the use by it of the easements reserved by or granted to it, and Publishers agrees to indemnify and save Crown harmless from and against any liability for injury to person or loss of or damage to property arising out of the use by it of the easements granted to it.

3. Publishers is acquiring title to the real property described in A. above for the purpose of constructing and installing thereon a settling pond. In the event that Publishers has not constructed the settling pond on the said property by January 1, 1975, then at any time thereafter prior to February 1, 1975 Crown shall have the option to purchase the property conveyed to Publishers as described in A. above for the sum of \$17,000.00. The option may be exercised during the period or time above mentioned by written notice of election to do so given by Crown to Publishers. Upon the giving of the notice Publishers shall convey to Crown the fee title to the property above mentioned free and clear of all liens and



71-251

incumbrances except the easements above mentioned traversing said property against the payment by Crown to Publishers of the full purchase price in cash. Publishers shall provide a policy of title insurance in the amount of the option price and any escrow expense shall be borne equally by the parties. Crown shall be entitled to possession upon delivery of the deed and payment of the purchase price.

IN WITNESS WHEREOF, the parties hereto have executed this instrument in duplicate as of the day and year first herein written.

PUBLISHERS PAPER CO.

By

M. J. [Signature]

VICE PRESIDENT

CROWN ZELLERBACH CORPORATION

By

[Signature]



3

11-281

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CROWN ZELLERBACH CORPORATION, a corporation, hereinafter called the "Grantor," for the consideration hereinafter stated to the Grantor paid by PUBLISHERS PAPER CO., a corporation, hereinafter called the "Grantee," does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, described as follows, to-wit:

A part of the D.L.O. No. 52 of Ambrose Fields in Section 2, T. 38S., R. 1E., of the W.M., in Clackamas County, Oregon, to-wit:

Beginning on the left bank of the Willamette River where the Northern boundary line of said claim intersects said river; running thence North 39° West along said boundary 6.40 chains; thence South 53° West 3.20 chains; thence South 39° East 6.40 chains to the bank of the Willamette River; thence North 53° 45' East along the meanders of said river to the place of beginning;

SAVE AND EXCEPT therefrom a strip of land described as follows:

Beginning at a T-rail at the initial point of said Willamette & Tualatin Tracts;

THENCE S 34° 08' 55" W 559.95 feet to an iron rod at the intersection of the Southerly line of Lot E Tract 6, said Willamette & Tualatin Tracts; with the Westerly line of that parcel known as Parcel II as described in Book 70, Page 269, Clackamas County Record of Deeds; said line now known as the Westerly right-of-way of Fourth Street;

THENCE S 54° 23' 00" W 398.67 feet along the Southerly line of said Tract 6, to an iron rod, which is a point identified in this deed as Point "h";

THENCE S 39° 00' E 168.90 feet to an unmonumented point which is the true point of beginning of the parcel;

4

71-251

THENCE S 54° 23' 00" W 209.50 feet to an unmonumented point;

THENCE S 39° E 10.0 feet more or less to the high water line of the left bank of the Willamette River;

THENCE along said high water line Northeasterly to the point of intersection with a line having a bearing of N 39° 00' W and passing through the true point of beginning of this parcel;

THENCE N 39° 00' W 10.0 feet more or less to the true point of beginning of this parcel.

RESERVING unto Grantor a non-exclusive easement for pipeline, power line, and roadway purposes which is 30 feet in width, the center line of which is parallel to and 45 feet Southerly from a line between Point "A" (which is a point N 54° 23' E 309.50 feet from said Point "B") and said Point "B";

TOGETHER WITH AN EASEMENT 20 feet in width over and across the above described strip of land, excepted from this conveyance, for the purpose of installing and maintaining pipelines running from the property conveyed above to the Willamette River.

TO HAVE AND TO HOLD the above described and granted premises unto the said Grantee, its successors and assigns forever.

And the Grantor hereby covenants to and with Grantee and its successors and assigns that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except:

(1) A sewer easement to the City of West Linn 20 feet in width, the center line of which is parallel to and 9 feet Southerly from a line between said Point "A" and said Point "B";

(2) The rights of the public and of governmental bodies in and to any portion of the above property lying below high water mark of the Willamette River;

and that Grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under

the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$17,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 9th day of December, 1970; it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

(SEAL)

CROWN ZELLERBACH CORPORATION

By: [Signature]

Attest: S/ Thomas M. Meyersieck
ASSISTANT SECRETARY

DDC

STATE OF California)
City of San Francisco) ss. December 9th, 1970
County of San Francisco)

Personally appeared W.C. Parkman and Thomas M. Meyersieck, who, being duly sworn, each for himself and not one for the other, did say that the former is the President and that the latter is the Assistant Secretary of CROWN ZELLERBACH CORPORATION, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon CALIFORNIA

My commission expires

GERALDINE D. COHEN
NOTARY PUBLIC - CALIFORNIA
CITY AND COUNTY OF
SAN FRANCISCO
My Commission Expires February 15, 1973

6

SEAL DOCUMENT 71-351 RECORDED JAN 9 - 1971 4:44 P M GEORGE D. POPPEN, County Clerk

WFG Title 20 - 283969 Comm

Grantor:
SDG-2, LLC
22870 Weatherhill Road
West Linn, OR 97068

District:
Water Environment Services
150 Beaver Creek Road
Oregon City, OR 97045

After recording, return to:
Water Environment Services
150 Beaver Creek Road
Oregon City, OR 97045

Until a change is requested,
all taxes shall be sent to:
No Change

Clackamas County Official Records 2021-106865
Sherry Hall, County Clerk 12/08/2021 11:57:02 AM
D-E Cnt=1 Stn=4 MELISSA
\$30.00 \$16.00 \$10.00 \$62.00 NO FEE

Resolution # 2020-67
Agenda No: IV.1 on September 17, 2020

**PERMANENT SURFACE WATER,
STORM DRAINAGE AND SANITARY SEWER EASEMENT**

For value received, SDG-2, LLC, a Delaware limited liability company ("Grantor"), hereby grant and convey to **Water Environment Services**, an intergovernmental entity formed pursuant to ORS Chapter 190 ("District"), a permanent non-exclusive easement and right to lay down, construct, reconstruct, own, control, replace, operate, inspect and perpetually maintain sewers, wastewater infrastructure, storm drainage or surface water pipelines, drinking water infrastructure, outfall structures and associated pipelines, and all related facilities through, under and along the following described Grantor's property ("Easement") in the County of Clackamas and State of Oregon:

See Exhibit "A" for the Easement legal description and Easement map illustration, attached hereto and incorporated herein.

It is understood and agreed that no building, light rail or trolley system, or other significant weight-bearing structure or facility that may interfere with District's use of the Easement or cause potential damage to the District infrastructure within the Easement shall be erected upon the Easement premises without the written consent of the District. The Grantor may landscape or pave over the Easement area for use as parking or otherwise, consistent with the terms herein; however, Grantor acknowledges that if pavement, landscaping or any other temporary structure is constructed over the Easement area, the District may remove it at any time deemed necessary by the District, pursuant to the rights granted to it hereby. Following construction, the District will restore the Easement area to original grade and stabilize the surface. The District will restore, as near as practical, the landscaping and pavement that may exist or be placed within the Easement disturbed by construction, maintenance, repair, or replacement. The District shall give reasonable notice to the landowner before activities in connection with this Easement are commenced and shall limit activities to those reasonably necessary to achieve the authorized purposes herein. All costs related to the District's activities, including but not limited to laying down, constructing, reconstructing, replacing, operating, inspecting and perpetually maintaining sewers, wastewater, storm drainage or surface water pipelines as permitted herein shall be paid by the District.

The Grantor acknowledges that the Grantee is in possession of water rights on the Willamette River and agrees to allow the Grantee use of the Easement necessary to make full beneficial utilization of the water rights, including but not limited to, the use of any existing infrastructure or equipment.

Grantor agrees to undertake no activity or other wise harm or impair the Easement area to prevent or impede the proper functioning of the District's system or use of its water rights.

This instrument does not grant or convey to the District any right or title to the surface of the soil within the Easement area except for the purpose of laying down, constructing, reconstructing, replacing, operating, inspecting and maintaining the facilities identified herein.

The true and actual consideration for this transfer is other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantor.

The District shall keep the Easement free and clear of all liens which may arise out of laying down, constructing, reconstructing, replacing, operating, inspecting and perpetually maintaining sewers, wastewater, storm drainage or surface water pipelines. To the extent such

Accommodation Recording only.
No liability assumed.

liens are recorded against the Easement or any part thereof, the District shall cause such lien to be released and removed within ten (10) days of knowledge or being served notice of such filing and/or recording, either by satisfaction or by posting of a release bond in the amount required by statute.

Subject to the limitations in the Oregon Tort Claims Act and the Oregon Constitution, the District agrees to indemnify, defend, and hold the Grantor and its respective officers, directors, shareholders, partners, members, managers, employees, successors and assigns ("Indemnified Parties") harmless from and against any and all claims, actions, causes of action, demands, damages, costs, liabilities, losses, judgments, expenses or costs of any kind or nature whatsoever (specifically excluding Grantor's attorney fees) by reason of property damage, death or injury to persons arising from or relating to any negligent act or omission by the District, or its employees or agents, in, on, or around the Easement, except to the extent caused by the negligence or willful misconduct of the Indemnified Parties.

[Signature Page Follows]


In witness whereof, the Grantor(s) above named, has here-unto set their hand(s) and seal(s) this 7th day of October, 2021.

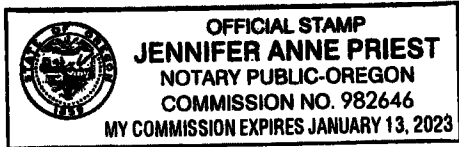
SDG-2, LLC,
a Delaware limited liability company

By: 
Robert Schultz, Member

STATE OF OREGON)
) ss.
County of Clackamas)

On this 7th day of October, 2021, before me the undersigned, a notary public in and for such state, the foregoing instrument was acknowledged before me by Robert Schultz, as a Member of SDG-2, LLC, a Delaware limited liability company.


Notary Public for Oregon
My Commission Expires: 11/13/2023



Accepted by Grantee:
Water Environment Services

Chris Storey, Assistant Director

Date

In witness whereof, the Grantor(s) above named, has here-unto set their hand(s) and seal(s)
this _____ day of _____, 2021.

SDG-2, LLC,
a Delaware limited liability company

By: _____
Robert Schultz, Member

STATE OF OREGON)
) ss.
County of Clackamas)

The record was acknowledged before me on _____, 2021,
by Robert Schultz, as a Member of SDG-2, LLC, a Delaware limited liability company.

Notary Public for Oregon
My Commission Expires: _____

**Accepted by Grantee:
Water Environment Services**



Chris Storey, Assistant Director

9 Nov 2021
Date

Exhibit A

October 29, 2020

**Permanent Surface Water, Storm Drainage,
and Sanitary Sewer Easement**

A strip of land a part of which is located within Tract 6 of the plat of Willamette & Tualatin Tracts recorded September 3, 1908 in Book 7, Page 29 of Clackamas County Plat Records and also being Clackamas County Plat No. 198, located in the northwest one-quarter of the northwest one-quarter of Section 1 and the northeast one-quarter of the northeast one-quarter on Section 2, both within Township 3 South, Range 1 East of the Willamette Meridian, and located in the City of West Linn, Clackamas County, Oregon, said strip being variable in width, the centerline described specifically as follows:

Beginning at the intersection of the westerly right-of-way line of the additional right-of-way dedication along 4th Street to the City of West by Street Dedication recorded January 6, 1970 in Document No. 70-269, Clackamas County Deed Records and referred to therein as Parcel II, with the southeasterly line of said Tract 6;

Thence South 55°57'27" West, along the southeasterly line of said Tract 6 and its southwesterly extension, a distance of 661.11 feet to the centerline of an existing culvert;

Thence South 36°44'13" East, along the centerline of an existing culvert, a distance of 174 feet, more or less, to point of termination at the ordinary high water line of the northwesterly bank of the Willamette River.

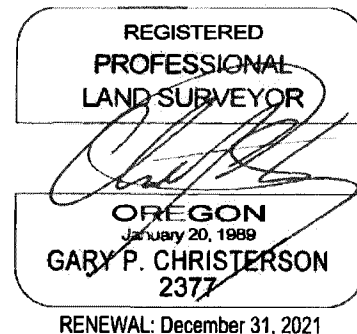
That portion of said strip lying in Tract 6 is 15.00 feet in width, all lying on the northwesterly side of the described centerline.

That portion of said strip not lying in Tract 6 is 30.00 feet in width, 15.00 feet each side of the described centerline.

The sidelines of said strip are shortened or extended to commence at the westerly right-of-way line of said additional dedication along 4th Street; are shortened or extended to intersect at the angle point; and are shortened or extended to terminate at the ordinary high water line of the northwesterly bank of the Willamette River.

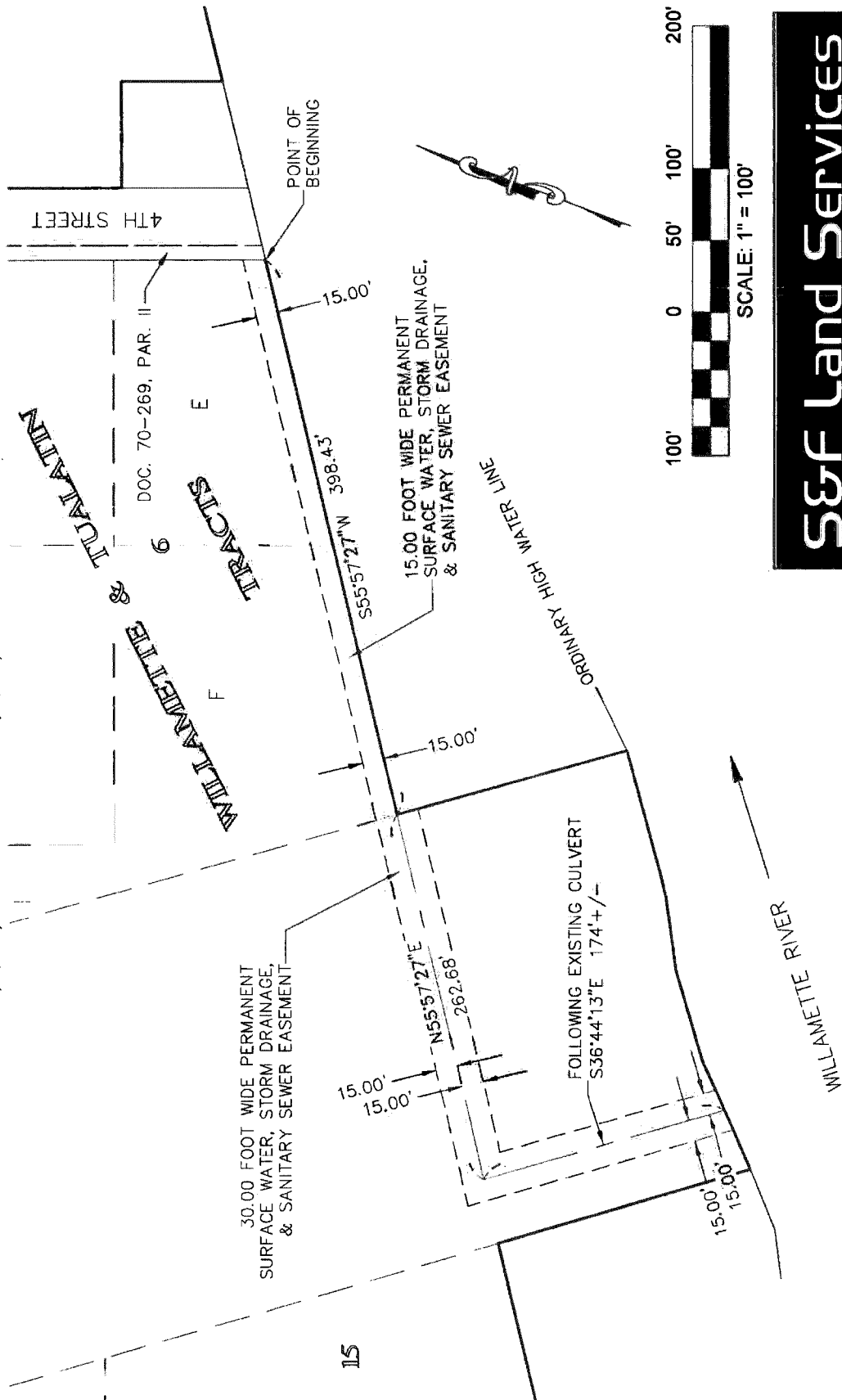
The above described strip contains an area of 0.439 acres, more or less.

The property boundary and the basis of bearing are described as shown on Survey No. 28866, Clackamas County Survey Records.



**EXHIBIT SKETCH OF
RIVIANA BEACH PERMANENT SURFACE WATER, STORM
DRAINAGE, AND SANITARY SEWER EASEMENT**

NW1/4, NW1/4 SECTION 1 AND NE1/4, NE1/4 SECTION 2, T3S, R1E, W.M.



15

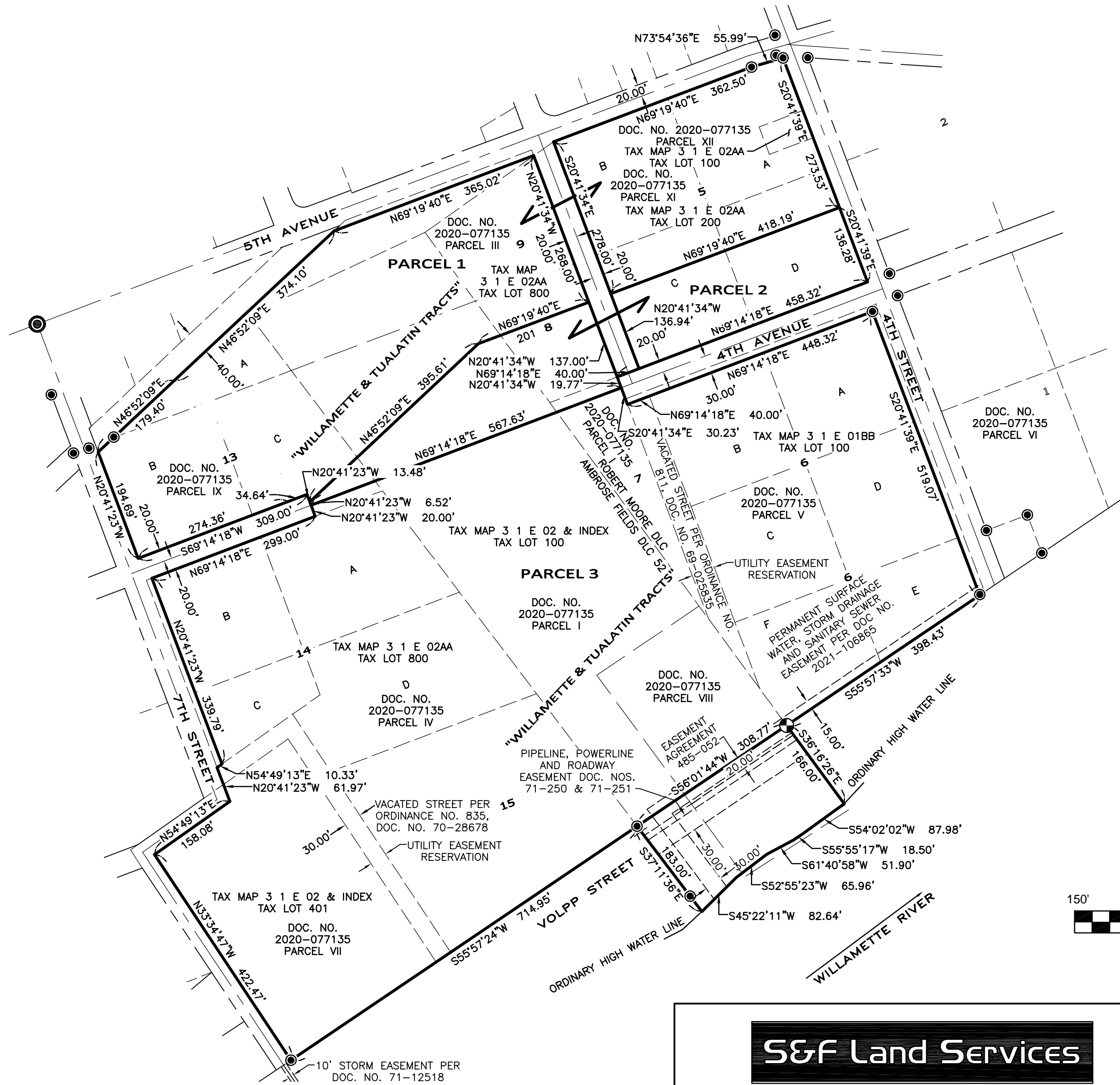


S&F Land Services

Date: 10/29/2020 4858 SW SCHOLLS FERRY RD. www.sflands.com
 STE A, PORTLAND, OR 97225 info@sflands.com
 Proj No: 20-284-01 (503) 345-0328

PRELIMINARY PARTITION PLAT

SHULTZ DEVELOPMENT GROUP
 LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 1,
 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 2,
 TOWNSHIP 3 SOUTH, RANGE 1 EAST W.M.
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
 OCTOBER 3, 2023



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SHOW THE INTENT OF THE PRELIMINARY PARTITION PLAT TO PARTITION A PORTION OF THAT PROPERTY DESCRIBED IN CLACKAMAS COUNTY DOCUMENT NO. 2020-077135 INTO THREE PARCELS, AS SHOWN HEREON.

HORIZONTAL DATUM:

OREGON NORTH STATE PLANE COORDINATE SYSTEM NAD 83 (2011)
 BASED ON GPS OBSERVATIONS.

UNITS IN INTERNATIONAL FEET

PROCEDURE/EQUIPMENT:

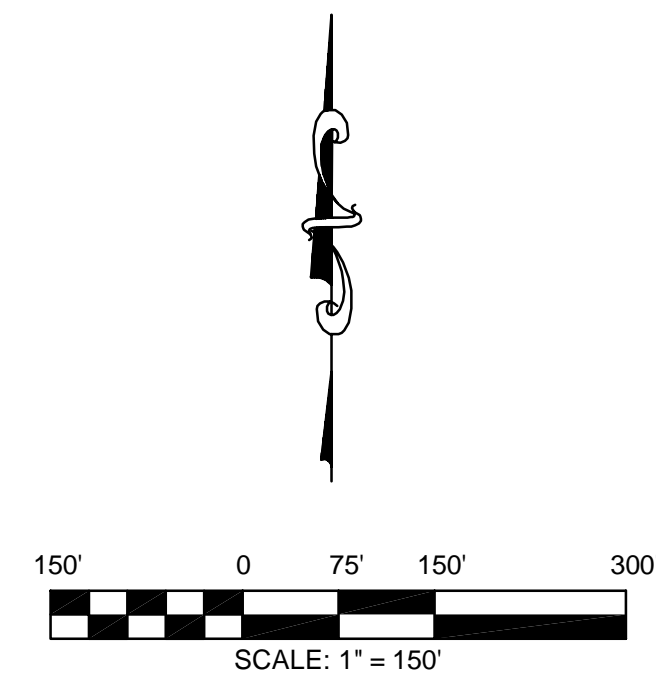
FIELDWORK PERFORMED SEPTEMBER, 2023. REAL-TIME KINEMATIC (RTK) OBSERVATIONS (COLLECTED USING TRIMBLE R10 GNSS RECEIVERS) AND TRAVERSE DATA (COLLECTED USING A TRIMBLE S6 TOTAL STATION) WERE ADJUSTED USING THE LEAST SQUARES METHOD IN TRIMBLE BUSINESS CENTER (TBC); THE RESULTING RELATIVE ACCURACY IS IN CONFORMANCE WITH THE PRINCIPLES STATED IN O.R.S. 92.050.

LEGEND:

- CENTERLINE
- RIGHT OF WAY
- BOUNDARY LINE
- EASEMENT
- LOT/PARCEL LINE
- FOUND MONUMENT OF RECORD - BRASS CAP
- FOUND MONUMENT OF RECORD - IRON PIPE
- FOUND MONUMENT OR RECORD - 5/8" IRON ROD

AREAS:

- PROPOSED PARCEL 1: 367,252 SF = 8.431 ACRES ±
- PROPOSED PARCEL 2: 118,752 SF = 2.726 ACRES ±
- PROPOSED PARCEL 3: 1,009,797 SF = 23.182 ACRES ±
- TOTAL PROPOSED PARCEL AREA: 1,495,801 SF = 34.339 ACRES ±



S&F LAND SERVICES MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ACQUIESCENCE, ESTOPPEL, ADVERSE POSSESSION, ETC.

S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE, PHOENIX
 4905 SW SCHOLLS FERRY RD.,
 PORTLAND, OR 97225
 (503) 345-0328

WWW.SFLANDS.COM	DATE	JOB NO.	FIELD	DRAWN	CHECKED
	OCT. 3, 2023	2328402	AFJ	BD/SP/TLB	BD/CCS

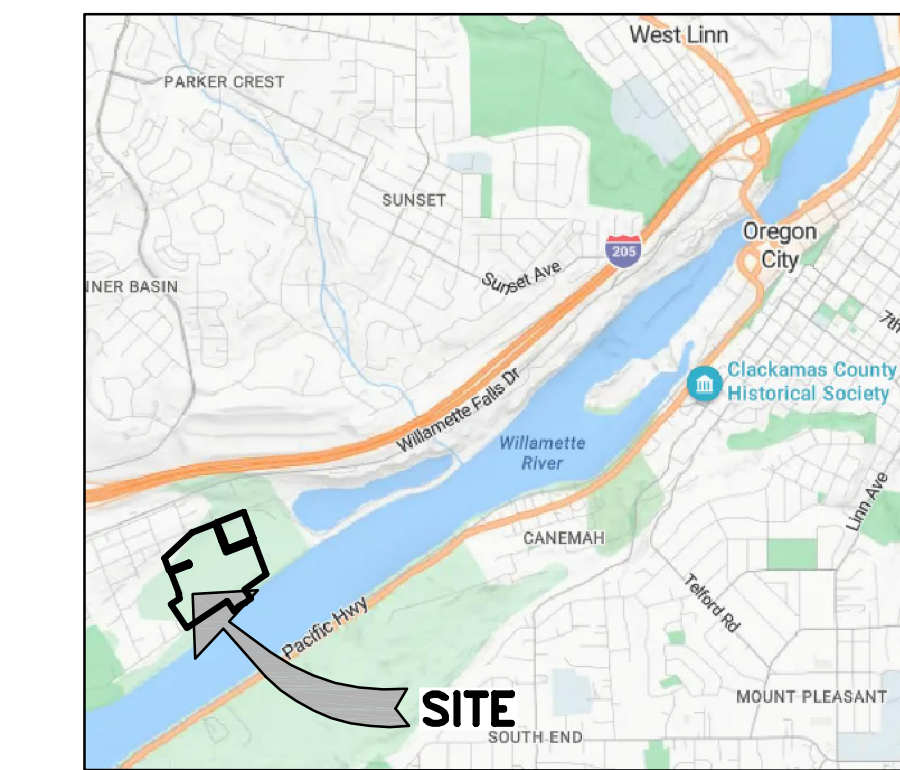
SURVEY FOR:
SDG-2, LLC

CITY OF WEST LINN
 CLACKAMAS COUNTY, OREGON

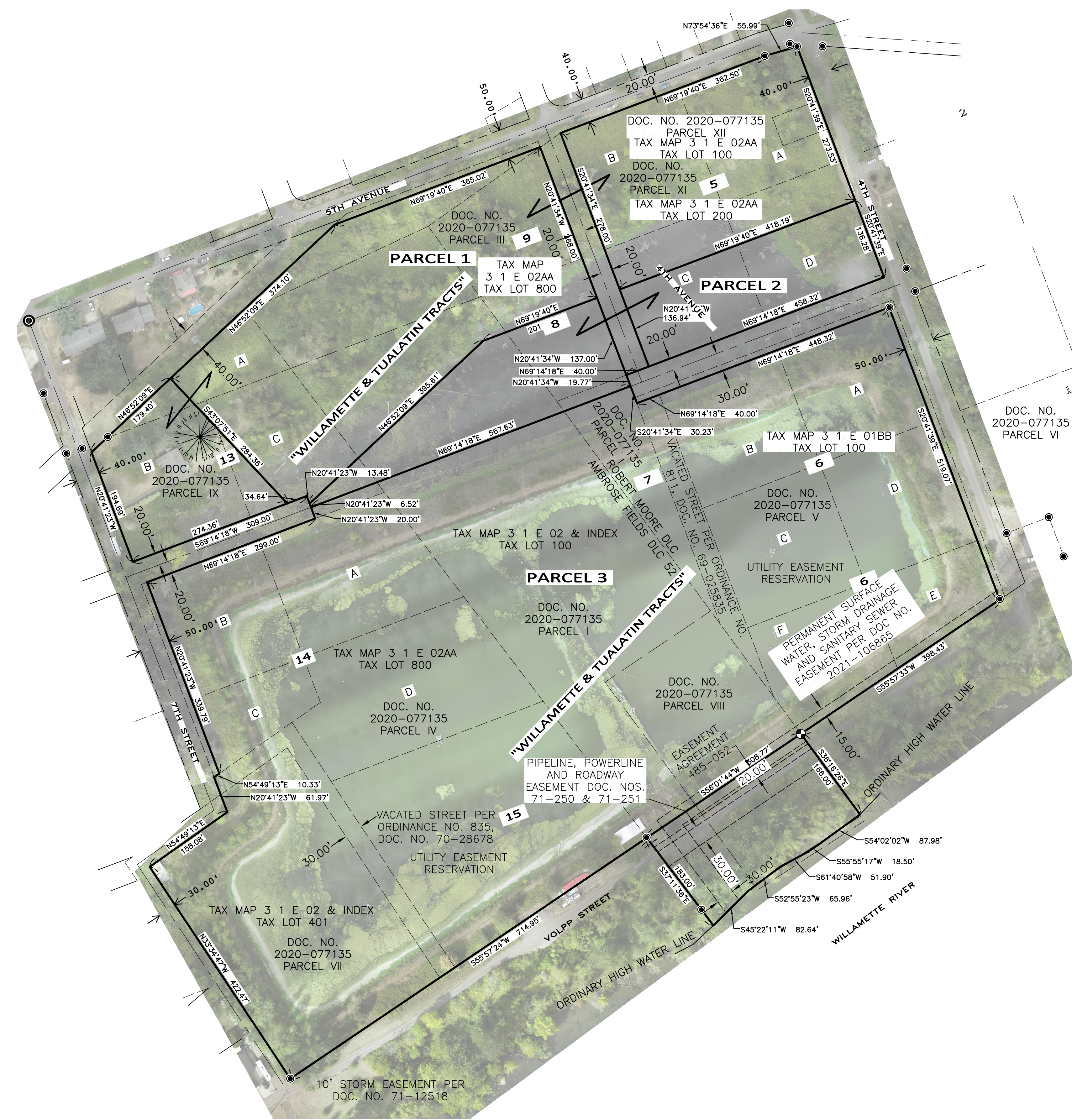
SITE PLAN

PRELIMINARY PARTITION PLAT
SDG-2, LLC
LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 1,
AND THE NE 1/4 OF THE NE 1/4 OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 1 EAST W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

OCTOBER 3, 2023



VICINITY MAP
NOT TO SCALE



ZONING:

ZONING INFORMATION PER THE CITY OF WEST LINN WEBSITE AND ZONING MAP.
THE PORTION OF THE SUBJECT PROPERTY NORTH OF 4TH AVENUE IS ZONED R10 (SINGLE-FAMILY RESIDENTIAL DETACHED).
THE PORTION OF THE SUBJECT PROPERTY SOUTH OF 4TH AVENUE IS ZONED GI (GENERAL INDUSTRIAL).

AREAS:

PROPOSED PARCEL 1: 367,252 SF = 8.431 ACRES ±
PROPOSED PARCEL 2: 118,752 SF = 2.726 ACRES ±
PROPOSED PARCEL 3: 1,009,797 SF = 23.182 ACRES ±
TOTAL PROPOSED PARCEL AREA: 1,495,801 SF = 34.339 ACRES ±

HORIZONTAL DATUM:

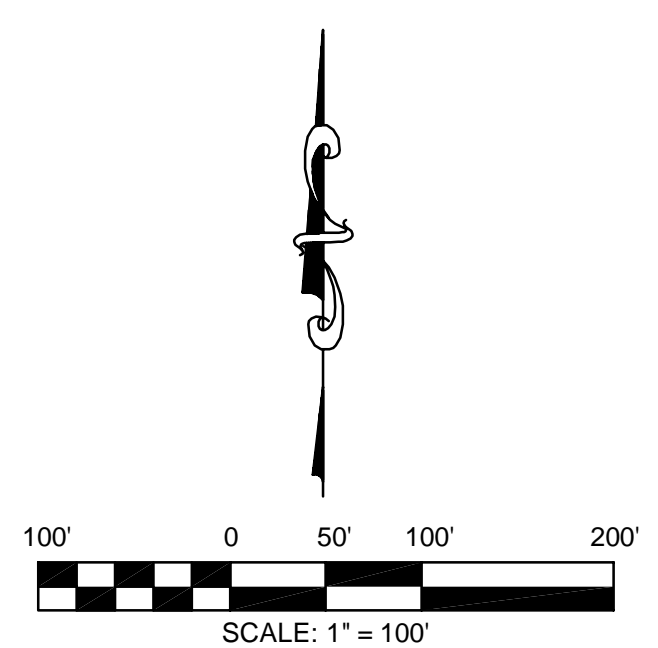
OREGON NORTH STATE PLANE COORDINATE SYSTEM NAD 83 (2011)
BASED ON GPS OBSERVATIONS.
UNITS IN INTERNATIONAL FEET

PROCEDURE/EQUIPMENT:

FIELDWORK PERFORMED SEPTEMBER, 2023. REAL-TIME KINEMATIC (RTK) OBSERVATIONS (COLLECTED USING TRIMBLE R10 GNSS RECEIVERS) AND TRAVERSE DATA (COLLECTED USING A TRIMBLE S6 TOTAL STATION) WERE ADJUSTED USING THE LEAST SQUARES METHOD IN TRIMBLE BUSINESS CENTER (TBC); THE RESULTING RELATIVE ACCURACY IS IN CONFORMANCE WITH THE PRINCIPLES STATED IN O.R.S. 92.050.

LEGEND:

- CENTERLINE
- - - RIGHT OF WAY
- BOUNDARY LINE
- - - EASEMENT
- - - LOT/PARCEL LINE
- ⊕ FOUND MONUMENT OF RECORD - BRASS CAP
- ⊙ FOUND MONUMENT OF RECORD - IRON PIPE
- ⊙ FOUND MONUMENT OR RECORD - 5/8" IRON ROD



Land Surveying & Remote Sensing
4905 SW SCHOLLS FERRY RD.
PORTLAND, OR 97225
(503) 345-0328

DATE	JOB NO.	FIELD	DRAWN	CHECKED
OCT. 3, 2023	2328402	AFJ	BD/SP/TLB	BD/CCS

SURVEY FOR:
SDG-2, LLC

CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON



Falls Dr

6th St

5th St

XII

XI

III

5th Ave

7th St

4th St

II

I

IX

V

8th St

IV

VIII

Volpp St

VII

Parcels Per Title Report

Willamette River

Volpp St