



CITY OF West Linn

Memorandum

Date: November 6, 2024

To: Planning Commission Chair Carr;
West Linn Planning Commission

From: Aaron Gudelj, Associate Planner

Subject: Comment Received for MIP 24-02/VAR 24-05

Three public comments were submitted after the publication of the staff report (10/25/24) and prior to 12:00 p.m. November 6, 2024. The comment letters are as follows:

- 1) Rich Faith and Cynthia Lacro; Submitted via email on 10.30.2024
- 2) Rufus & Julia Timberlake and Carlos & Amy Ugalde; Submitted via email and letter 10.31.2024.
- 3) David Baker; submitted via email 11/5/2024

Please contact me with any questions at agudelj@westlinnoregon.gov or 503-742-6057

From: [Rich Faith](#)
To: [Gudelj, Aaron](#)
Subject: File No. MIP-24-02/VAR-24-05
Date: Wednesday, October 30, 2024 9:36:28 AM
Attachments: [Alfson partition plat.pdf](#)

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I am submitting the attached letter of testimony regarding the Alfson partition plat and variance application.

Rich Faith
2635 Coeur D Alene Drive

TO: West Linn Planning Commission

RE: File No. MIP-24-02/VAR-24-05

Commissioners,

We are unable to attend the November 6 public hearing on the above referenced land use application but would like these comments entered into the record as testimony.

We own and reside on the parcel to the west of the Alfson property and adjacent to proposed parcel 3 of the minor partition (Lot 15, Crystal Terrace). We have no objections to the proposed partition and variance as it is our belief that the Alfsons have the right to develop their property in accordance with standards of the West Linn Community Development Code (CDC). They have resided on this property for many years and over that time have watched the land around them be subdivided and developed with homes. The time has come for them to exercise the same development opportunity that those surrounding them have done.

Although we support the partition plat and variance request, we have a concern we would like to address.

Although the Alfsons anticipate each of the three parcels will be developed with single-family detached homes, the underlying R-7 zone permits duplex, triplex and quadplex residential units. This means that technically each of the three lots could be developed with up to four units provided all other CDC standards are met. The major limiting factor to multiple dwellings on the proposed lots is the access requirements of CDC 48.030(D): *Access to five or more single-family homes shall be by a street built to City of West Linn standards.*

The Alfsons are requesting a variance to this standard so that five single-family homes can be served by the existing, shared private 20-foot wide driveway coming off Coeur D Alene Drive to the east of their property. We support this variance request but would ask that access to the Alfsons partition plat be restricted to this shared driveway to prevent any of the lots being accessed from Tract C to the north of the Alfson site.

Tract C is a 20-foot wide public right-of-way that now serves two homes within the Teresa's Vinyard subdivision. According to Note 9 on the

recorded plat of Teresa's Vineyard, Tract C is intended to serve up to two future lots on the Alfson property. Conceivably, if an access easement were to be created across Parcel 1 to serve Parcel 2, then proposed Parcel 2 could be developed with a duplex residential unit. This would result in the allowed maximum four dwelling units being served by 20-wide Tract C (the two Teresa's Vineyards homes and the duplex unit).

Another plausible scenario is to create an access easement across the western boundaries of Parcels 2 and 3, build duplexes on each of those parcels in such a manner that the two rear units of each parcel are accessed via Tract C, while the two front units are accessed via the shared driveway to the east. Assuming the Alfson variance request is granted, under this scenario all of the housing units within this partition plat could be accessed from shared private driveways and would not trigger the public street requirement.

In order to prevent any of the proposed parcels from being developed with a duplex residential unit, we would request that a condition of the partition plat/variance be that a note be placed on the partition plat requiring that access to these parcels or any future parcels only be from the shared driveway coming from Coeur D Alene Drive to the east. This condition would effectively limit the number of residential units that can be constructed on the Alfson property to three (again assuming their variance request is granted). One single-family dwelling on each of the three lots would be consistent with how all other lots surrounding the Alfsons property are now developed.

We appreciate your consideration of our requested condition or any similar condition that will prevent multiple dwellings from being constructed on the proposed parcels.

Rich Faith and Cynthia Lacro
2635 Coeur D Alene Drive
West Linn

October 31, 2024

Mr. Aaron Gudelj
Planning and Development
City of West Linn
22500 Salamo Road #1000
West Linn, Oregon 97068

RE: File No **MIP-25-02/VAR-24-05**
Development Review Application submitted by Gary Alfson 07/2024

Dear Mr. Gudelj:

We are current property owners of 2826 Coeur D Alene Drive, West Linn, OR 97068 and 2934 Coeur D Alene Drive, West Linn, OR 97068 (**lots 23 and 22** respectively in the Teresa's Vineyard Subdivision Plat 4339 and in the Access and Utility Agreement and Joint Maintenance Agreement between TV29 LLC and Gary and Carolyn Sue Alfson dated 12 December 2011). We co-own the private drive at issue between lots 22 and 23 in the Teresa's Vineyard development. This private drive extends between Coeur D Alene to the East and the Alfson Property to the West and is the subject of the easement in question.

Please accept this letter of formal written notification that we oppose the Alfson's requests for a variance to allow a total of 5 lots (3 lots from a subdivided Alfson property plus existing lots 22 and 23) with access to the private drive between Teresa's Vineyard lots 22 and 23. Teresa's Vineyard Notes and Plat Restriction #24 clearly states that

THE ACCESS EASEMENT WILL PROVIDE ACCESS FOR THE ADJOINING PARCEL TO THE WEST DESCRIBED IN FEE NO 84-13907, OR A MAXIMUM OF TWO LOTS IF SAID ADJOINING PARCEL TO THE WEST IS DEVELOPED.

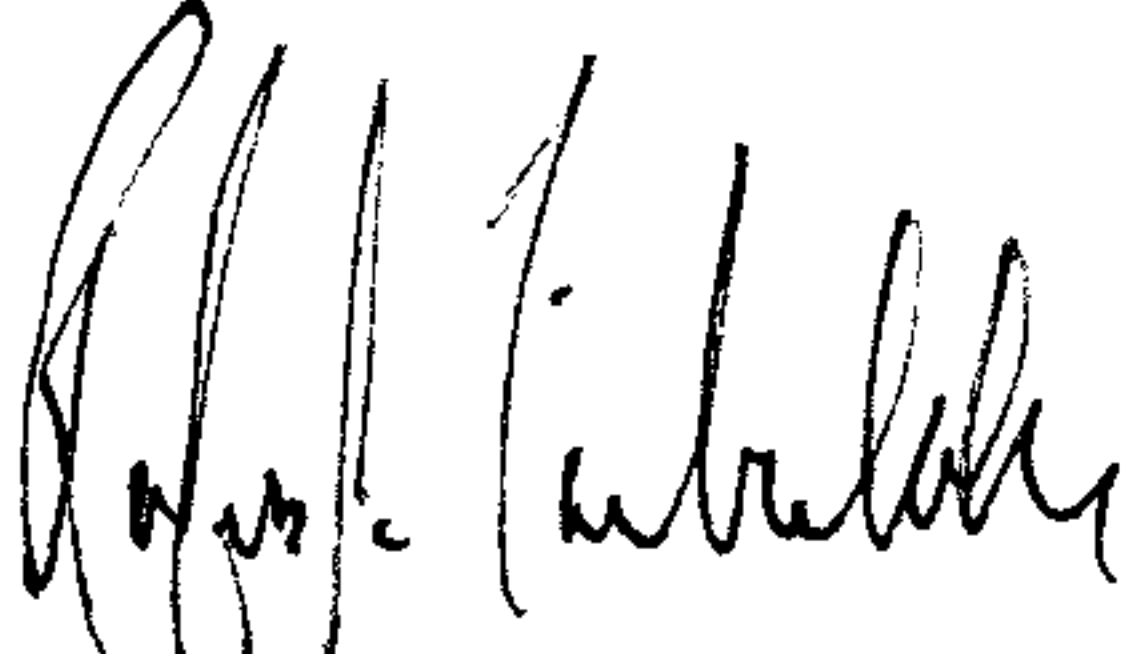

Combined, plat notes 8 and 9 and plat note 24 clearly indicate that, if the Alfson's lot was to be subdivided, Tract "C" would provide access to a maximum of two future lots and the private drive between Teresa's Vineyard lots 22 and 23 would provide access to a maximum of two lots.

We strongly oppose a variance expanding the number of lots allowed to use our private drive. We oppose this variance on the following grounds:

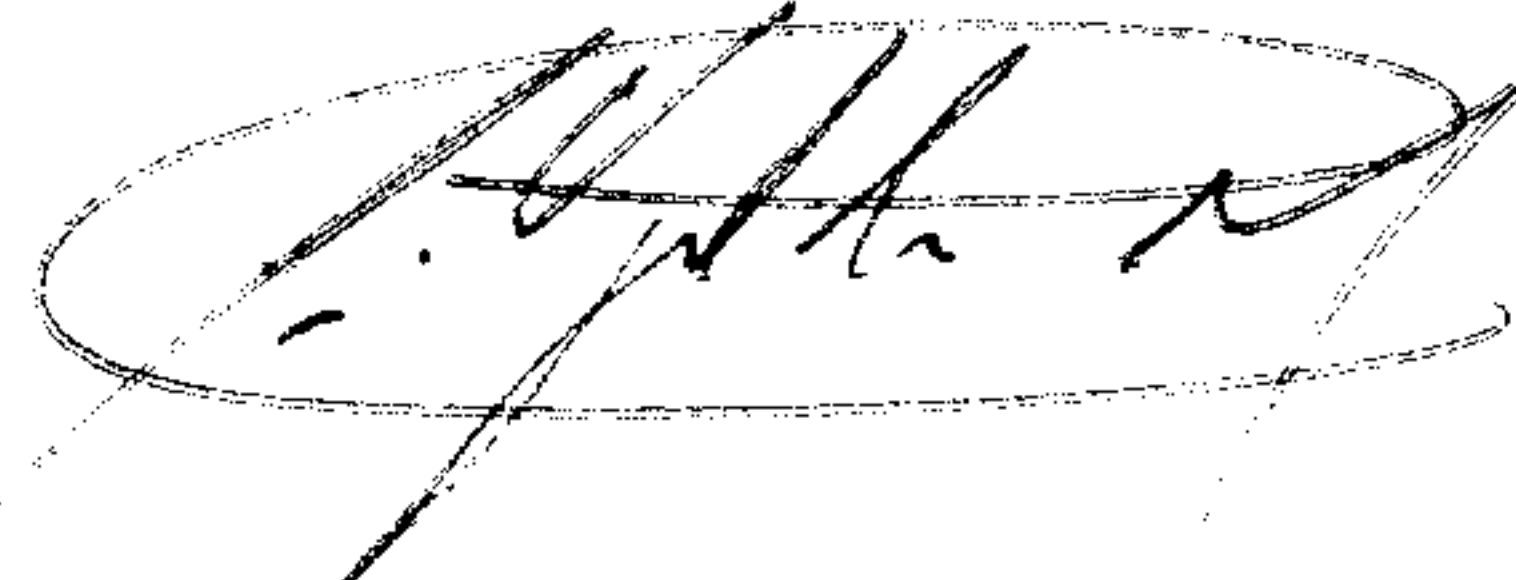
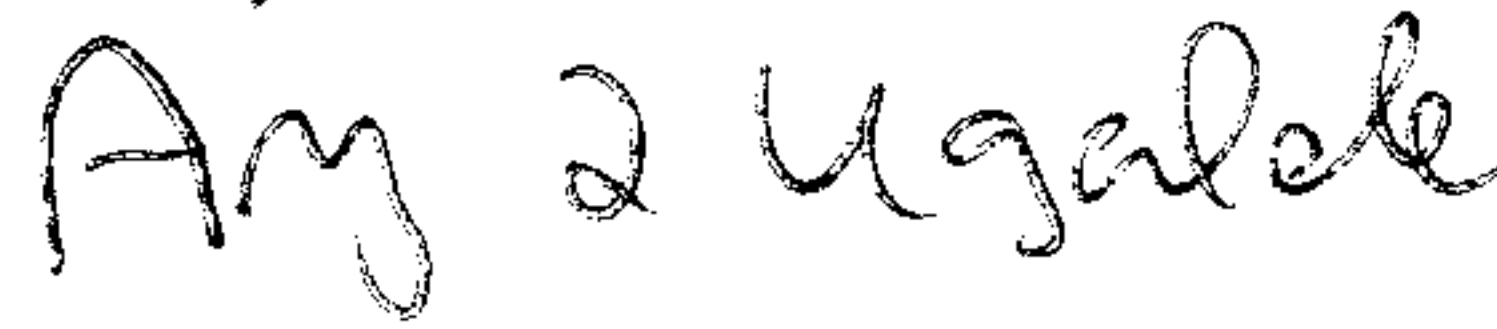
- The existing clearly defined terms in the Teresa's Vineyard Plat Notes (notes 8, 9, 24)
- The impact of the proposed variance on our properties in terms of
 - increased traffic (vehicle and pedestrian) on the private drive between our homes;
 - safety concerns related to increased pedestrian and vehicle traffic;
 - anticipated decreased property values for ourselves and for future owners of lots 22 and 23
- The requirement of unanimous consent for modification and amendment of the terms of the Access and Utility Agreement (requirement of unanimous consent among the current owners of lot 22, lot 23, and the Alfson Property -- per section 10.11 of the above-referenced agreement)

Please note that the Alfsons previously requested our written consent to allow 3 subdivided lots from their property to access Coeur D Alene by our private drive and we declined in writing (see attached emails dated 04/20/2024 [Attachments 1 and 2]). They were aware of the need for consent, and we did not provide it. We continue to reject this request, if necessary, by all legal means.

Thank you for your consideration.

Rufus J. Timberlake
Julia Carmen Timberlake
Owners, Teresa's Vineyard Lot 23
2826 Coeur D Alene Drive
West Linn, OR 97068

Carlos M. Ugalde
Amy Ugalde
Owners, Teresa's Vineyard Lot 22
2934 Coeur D Alene Drive
West Linn, OR 97068

ATTACHMENT 1:

From: Rufus Timberlake <rufus.timberlake@gmail.com>
Date: Sat, Apr 20, 2024, 2:31 PM
Subject: Property Sale/Driveway
To: Susie Alfson <suzalfson@aol.com>, Gary & Susie Alfson <galfson@aol.com>
Cc: Carmen Timberlake <carmen.timberlake@gmail.com>

Dear Gary and Susie,

Thank you for sharing some of the details of your property sale plans. Carmen and I wish you the best and hope we can remain good neighbors to you through this transition.

After some consideration, we wanted to advise that we do not feel comfortable endorsing any changes to current restrictions on our common driveway use. We obviously wish you only the best as you plan to leave the lovely property you have called home for so many years. It is our hope that whoever is fortunate enough to live there after you will care for it as well as you have, and hopefully the vicinity will remain as hospitable as possible to those of use continuing to live here.

Again, we wish you the best in this transaction and next phase of your lives.

Sincerely,

Rufus and Carmen

ATTACHMENT 2:

From: Carlos Ugalde cugalde@me.com
Subject: Property
Date: April 20, 2024 at 3:15PM
To: Susie And Gary suzalfson@aol.com
Bcc: Rufus carmen Timberlake rufus.timberlake@gmail.com

Hi Susie and Gary,

Thank you so much for keeping us in the loop during your transition. We have absolutely appreciated having you as our neighbors, and we'll miss you both! One of the values of living in our house is the calmness of the driveway. It's allowed us to use it to play tennis, space to throw a football, four square, and for Makai to learn to ride a bike. By allowing this to be used for multiple homes would change this. Whether we continue to live here or sell, it would lessen the appeal of our house. We wish you the very best, but unfortunately, we don't see the positivity in us allowing more homes from this driveway. We hope you understand.

Warmly,

Carlos and Amy

From: [David Baker](#)
To: [Gudelj, Aaron](#)
Cc: [Wyss, Darren](#)
Subject: Public Comment For MIP-24-02/VAR-24-05
Date: Tuesday, November 5, 2024 11:27:23 AM
Attachments: [4339-P1.tif](#)

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Dear Commissioners,

I respectfully request that the City of West Linn Planning Commission consider the limitations on page one of Plat No. 4339, Document No. 2012-1405, specifically the restriction in Notes and Plat Restrictions, Line 24, during deliberations for MIP-24-02/VAR-24-05. Line 24 states that the access easement may serve a maximum of two lots on the adjoining parcel to the west if developed.

PLAT NO. 4339
DOCUMENT NO. 2012-1405

NOTES AND PLAT RESTRICTIONS

24. LOTS 22 AND 23 ARE SUBJECT TO A 20-FOOT ACCESS EASEMENT AND JOINT MAINTENANCE AGREEMENT PER INSTRUMENT NO. 2012-001415, CLACKAMAS COUNTY DEED RECORDS. THE ACCESS EASEMENT WILL PROVIDE ACCESS FOR THE ADJOINING PARCEL TO THE WEST DESCRIBED IN FEE NO. 84-13907, OR A MAXIMUM OF TWO LOTS IF SAID ADJOINING PARCEL TO THE WEST IS DEVELOPED. LOTS 22 AND 23 ARE ALSO SUBJECT TO A 15-FOOT PUBLIC SANITARY SEWER EASEMENT AS SHOWN HERON.

The proposed Minor Partition would divide the existing lot into three lots. The applicant intends to provide access to these new lots by utilizing the existing 20-foot-wide access easement on Lots 22 and 23, which currently serves the single-family home on the property. This proposal would increase the total number of lots on the adjoining property utilizing the access easement on Lots 22 and 23 from one to three. However, this plan conflicts with the restriction in Document No. 2012-1405, which limits the access easement to serve no more than two lots on the adjoining parcel if developed.

I appreciate your attention to these details, as adherence to the existing easement limitations is essential to maintaining compliance with established property use agreements. Thank you for your thoughtful consideration of this matter during your deliberations.

Sincerely,

David Baker
6210 Haverhill Ct.
West Linn, OR 97068

TERESA'S VINEYARD

BEING A REPLAT OF A PORTION OF LOTS 15 AND 16, BLAND ACRES,
 PLAT NO. 304, LOCATED IN THE NE 1/4 AND THE SE 1/4 SEC. 35, T2S, R1E, W.M.
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
 CITY OF WEST LINN FILE NO. SUB-07-02/NDW-07-02/VAR-07-01
 SURVEYED: DECEMBER, 2011

BOOK 142 PAGE 021
 RECORDED AS DOCUMENT No. 2012-1405

PLAT NO. 4339

SHEET INDEX

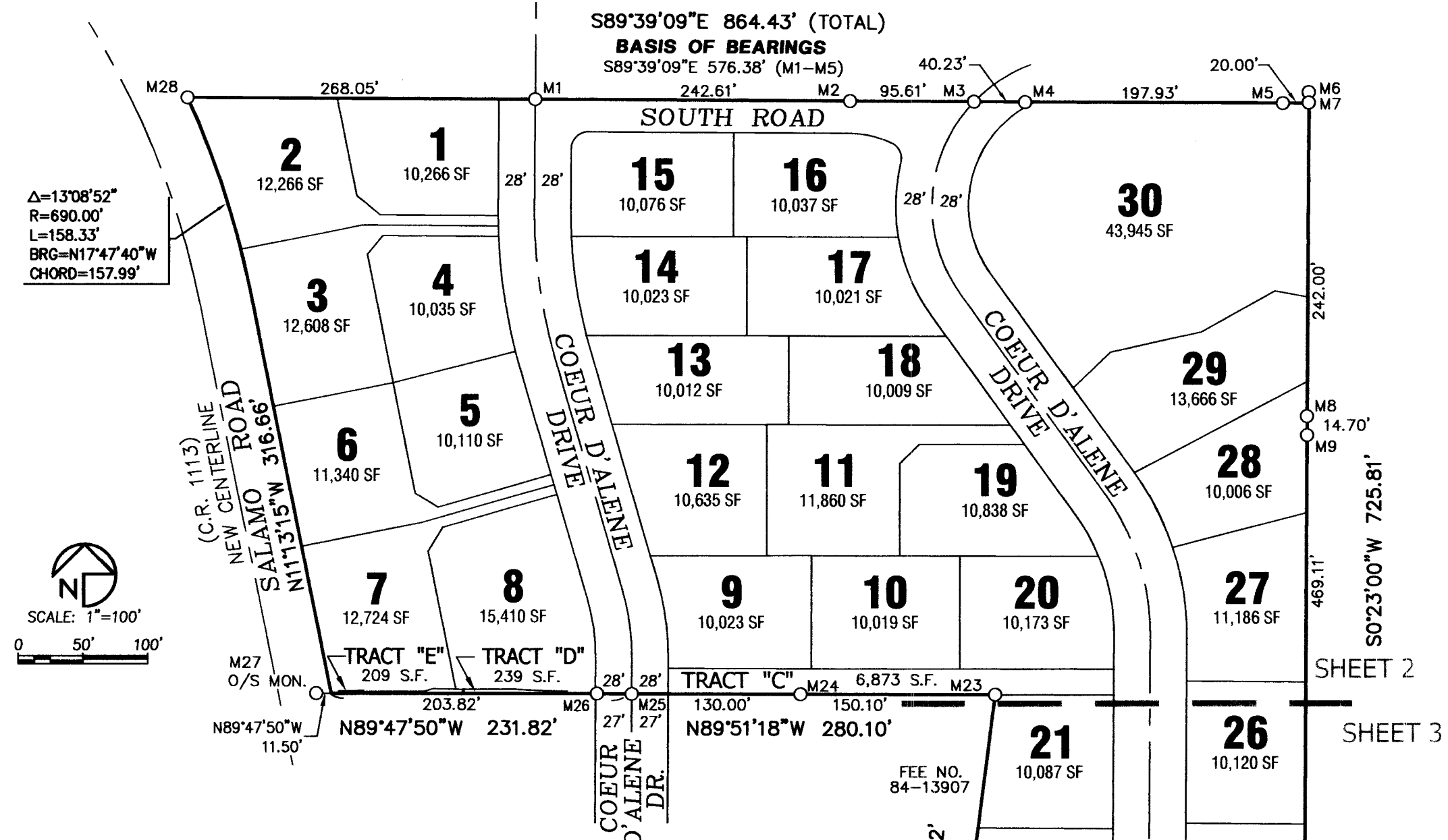
- SHEET 1 - OVERALL PLAN, SHEET INDEX, LEGEND, NOTES & PLAT RESTRICTIONS AND MONUMENT TABLE
- SHEET 2 - NORTH HALF OF SITE
- SHEET 3 - SOUTH HALF OF SITE
- SHEET 4 - APPROVALS, SURVEYOR'S CERTIFICATE, DECLARATION & ACKNOWLEDGMENTS

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENTS 95-14166 AND 2011-047083 AS SHOWN IN S.N. 2011-170, CLACKAMAS COUNTY SURVEY RECORDS. BEARINGS ARE BASED ON HOLDING SOUTH 89°39'09" EAST BETWEEN FOUND MONUMENTS M1 AND M5 AS DESCRIBED IN S.N. 2011-170.

NOTES AND PLAT RESTRICTIONS

1. BASIS OF BEARINGS AND BOUNDARY DETERMINATION ARE PER SN#2011-170, CLACKAMAS COUNTY SURVEY RECORDS.
2. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL AS LISTED IN THE WEST LINN FINAL LAND USE DECISION NOTICE. SUB-07-02/NDW-07-02/VAR-07-01
3. LOTS 1-29 ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF "TERESA'S VINEYARD" RECORDED UNDER DOCUMENT NO. 2012-001410, CLACKAMAS COUNTY DEED RECORDS.
4. THERE IS AN 8-FOOT PUBLIC UTILITY EASEMENT ON THE FRONT OF ALL LOTS AND TRACTS "A", "B" AND "C" AND ON THE STREET SIDES OF CORNER LOTS AS SHOWN HEREON.
5. TRACTS "A" AND "B" ARE TRACTS FOR THE PURPOSE OF OPEN SPACE AND STORM WATER FACILITIES SUBJECT TO A PUBLIC STORM WATER EASEMENT OVER THEIR ENTIRETY AND ARE CONVEYED TO THE CITY OF WEST LINN PER INSTRUMENT NO. 2012-001411, CLACKAMAS COUNTY DEED RECORDS, SUBJECT TO THE WETLAND DEED RESTRICTION PER INSTRUMENT NO. 2012-001412.
6. TRACT "A" IS SUBJECT TO A 16.5-FOOT PUBLIC SANITARY SEWER EASEMENT ALONG ITS NORTH LINE AND A 16.5-FOOT ACCESS EASEMENT FOR SURVEY PURPOSES ONLY TO ALLOW ACCESS TO THE QUARTER CORNER MONUMENT ON THE EAST LINE OF LOT 24.
7. TRACT "B" IS SUBJECT TO A 10-FOOT PUBLIC UTILITY EASEMENT ALONG ITS NORTH LINE.
8. TRACT "C" IS A TRACT FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS, LOCAL ACCESS TO LOTS 10 AND 20, EMERGENCY VEHICULAR ACCESS, AND A PUBLIC WATER LINE OVER ITS ENTIRETY AND IS GRANTED TO THE CITY OF WEST LINN PER INSTRUMENT NO. 2012-001411, CLACKAMAS COUNTY DEED RECORDS. TRACT "C" IS SUBJECT TO THE 8-FOOT PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF LOTS 10 AND 20 FOR THE PURPOSE OF SANITARY SEWER, WATER LINE AND STORM DRAINAGE AS SHOWN HEREON.
9. TRACT "C" WILL PROVIDE ACCESS TO A MAXIMUM OF TWO FUTURE LOTS IN THE ADJOINING PARCEL TO THE SOUTH DESCRIBED IN FEE NO. 84-13907.
10. TRACT "D" IS A PRIVATE TRACT AND IS CONVEYED TO THE OWNER OF LOT 2 "CRYSTAL TERRACE" PER INSTRUMENT NO. 2012-001413, CLACKAMAS COUNTY DEED RECORDS. TRACT "D" IS NOT SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED PER NOTE #3. TRACT "D" IS SUBJECT TO A PUBLIC STORM EASEMENT OVER ITS ENTIRETY AS SHOWN HEREON. EASEMENT DOCUMENT NO.2011-54002 IS EXTINGUISHED BY MERGER UPON THE CONVEYANCE OF THE TRACT ABOVE.
11. TRACT "E" IS A PRIVATE TRACT AND IS CONVEYED TO THE OWNER OF LOT 1 "CRYSTAL TERRACE" PER INSTRUMENT NO. 2012-001414, CLACKAMAS COUNTY DEED RECORDS. TRACT "E" IS NOT SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED PER NOTE #3. TRACT "E" IS SUBJECT TO A PUBLIC STORM EASEMENT OVER ITS ENTIRETY AS SHOWN HEREON. EASEMENT DOCUMENT NO.2011-54001 IS EXTINGUISHED BY MERGER UPON THE CONVEYANCE OF THE TRACT ABOVE.
12. LOT 2 IS SUBJECT TO A PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOT 3 AS SHOWN HEREON. MAINTENANCE OF THE SANITARY LINE IS THE RESPONSIBILITY OF THE OWNER OF LOT 3. THAT PORTION OF THE GROUND SURFACE OF LOT 2 SUBJECT TO THE EASEMENT SHALL BE MAINTAINED BY THE OWNER OF LOT 2.
13. LOTS 2 AND 3 ARE SUBJECT TO A RECIPROCAL DRIVEWAY ACCESS EASEMENT AS SHOWN HEREON AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED PER NOTE #3.
14. LOTS 2, 3, 6 AND 7 ARE SUBJECT TO A 1-FOOT PUBLIC SIDEWALK EASEMENT AS SHOWN HEREON TO SERVE SALAMO ROAD.
15. LOTS 2, 3, 4, 5 AND 6 ARE SUBJECT TO A WALL EASEMENT AND MAINTENANCE CONDITIONS AS DESCRIBED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR TERESA'S VINEYARD AND AS SHOWN HEREON.
16. LOT 3 IS SUBJECT TO A PRIVATE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 2 AS SHOWN HEREON. MAINTENANCE OF THE STORM DRAIN LINE IS THE RESPONSIBILITY OF THE OWNER OF LOT 2. THAT PORTION OF THE GROUND SURFACE OF LOT 3 SUBJECT TO THE EASEMENT SHALL BE MAINTAINED BY THE OWNER OF LOT 3.
17. LOTS 3, 6, 7 AND 8 ARE SUBJECT TO A PUBLIC STORM DRAINAGE EASEMENT AS SHOWN HEREON. THAT PORTION OF THE GROUND SURFACE SUBJECT TO THE EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF SAID LOTS. NO PERMANENT STRUCTURES SHALL BE ERRECTED WITHIN THE EASEMENT SO AS NOT TO INTERFERE WITH THE PUBLIC OPERATIONS AND MAINTENANCE OF THE STORM SEWER SYSTEM.
18. LOTS 5, 6, 7 AND 8 ARE SUBJECT TO A PRIVATE STORM DRAINAGE EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF TERESA'S VINEYARD HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF CONVEYING RETAINING WALL DRAINAGE TO A PUBLIC STORM DRAINAGE SYSTEM.
19. LOTS 6 AND 7 ARE SUBJECT TO A RECIPROCAL DRIVEWAY ACCESS EASEMENT AS SHOWN HEREON AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED PER NOTE #3.
20. LOTS 10 AND 20 ARE SUBJECT TO AN 8-FOOT PUBLIC UTILITY EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF LOT 11. MAINTENANCE OF THE SANITARY AND STORM LINES IS THE RESPONSIBILITY OF THE OWNER OF LOT 11. THAT PORTION OF THE GROUND SURFACE OF LOT 12 SUBJECT TO THE EASEMENT SHALL BE MAINTAINED BY THE OWNER OF LOT 12.
21. LOTS 15, 16, 29 AND 30 ARE SUBJECT TO A PUBLIC SIDEWALK EASEMENT AS SHOWN HEREON.
22. LOTS 21 AND 22 ARE SUBJECT TO AN 8-FOOT PUBLIC UTILITY EASEMENT AS SHOWN HEREON.
23. LOTS 22 AND 23 ARE SUBJECT TO A 20-FOOT ACCESS EASEMENT AND JOINT MAINTENANCE AGREEMENT PER INSTRUMENT NO. 2012-001415, CLACKAMAS COUNTY DEED RECORDS. THE ACCESS EASEMENT WILL PROVIDE ACCESS FOR THE ADJOINING PARCEL TO THE WEST DESCRIBED IN FEE NO. 84-13907, OR A MAXIMUM OF TWO LOTS IF SAID ADJOINING PARCEL TO THE WEST IS DEVELOPED. LOTS 22 AND 23 ARE ALSO SUBJECT TO A 15-FOOT PUBLIC SANITARY SEWER EASEMENT AS SHOWN HEREON.
24. LOT 22 IS SUBJECT TO A 4.5-FOOT PRIVATE WATER LINE EASEMENT FOR THE BENEFIT OF THE PARCEL DESCRIBED IN FEE NO. 84-13907 AND A PUBLIC UTILITY EASEMENT AS SHOWN HEREON.
25. LOT 24 IS SUBJECT TO AN 8-FOOT ACCESS EASEMENT AS SHOWN HEREON. ACCESS ON TO LOT 24 FOR SURVEY PURPOSES SHALL BE ALLOWED AT ALL TIMES, PURSUANT TO O.R.S. 672.047. THE QUARTER CORNER MONUMENT AND ITS ACCESSORIES ARE PUBLIC LAND SURVEY MONUMENTS THAT SHALL BE PROTECTED AND PRESERVED AT ALL TIMES.
27. THERE SHALL BE NO VEHICULAR ACCESS TO SALAMO ROAD FROM LOTS 2, 3, 6 AND 7.
28. SEE SHEET 4 FOR LISTING OF RELEASES OF EXISTING EASEMENTS AND EASEMENTS DEFINED IN THE COVENANTS, CONDITIONS & RESTRICTIONS REFERENCE IN NOTE #3.



MONUMENT TABLE

M1 FOUND YPC-TOP ILLEGIBLE PER "VISTA RIDGE ESTATES" [FLUSH]	M14 FOUND IR-BENT (LOCATED TOP) PER "BLAND ACRES" [DWN 1'] N86°15'E 0.41'
M2 FOUND YPC-TOP ILLEGIBLE PER "VISTA RIDGE ESTATES" [FLUSH]	M15 FOUND 5/8" IR PER "BLAND ACRES" [DWN 1/2']
M3 FOUND YPC-TOP ILLEGIBLE PER "VISTA RIDGE ESTATES" [FLUSH]	M16 FOUND 5/8" IR W/YPC "TSCS" SET IN SN# 2011-170
M4 FOUND 5/8" IR W/YPC "KAMPE" PER "VISTA RIDGE ESTATES" (BENT)-DESTROYED IN CONSTRUCTION. RESET 5/8" IR WITH YPC MARKED "TSCS" AT PLAT LOCATION	M17 FOUND 5/8" IR PER "CRYSTAL TERRACE"- SE CORNER LOT 12 INITIAL POINT - TERESA'S VINEYARD
M5 FOUND 5/8" IR W/YPC "KAMPE" PER "VISTA RIDGE ESTATE" [FLUSH]	M18 FOUND 5/8" IR BENT EASTERLY (LOCATED TOP) PER "CRYSTAL TERRACE" [DWN 0.2'] S85°20'E 0.70'
M6 FOUND 5/8" IR W/YPC "WCI" PER REF (6) [FLUSH]	M19 FOUND 2" ALUMINUM CAP PER "CRYSTAL TERRACE" [FLUSH]
M7 FOUND 5/8" IR W/YPC "KAMPE" PER "VISTA RIDGE ESTATES" [FLUSH]	M20 FOUND 5/8" IR BENT SOUTHERLY (LOCATED SPINHOLE) PER "CRYSTAL TERRACE" [DWN 0.2'] S15°28'E 0.13'
M8 FOUND 5/8" W/YPC "WCI" [FLUSH] PER REF (10)	M21 FOUND 5/8" IR W/YPC "OTAK" PER "CRYSTAL TERRACE" [FLUSH]
M9 FOUND 5/8" IR W/YPC "WELLS" [FLUSH] PER REF (19)	M22 FOUND 5/8" IR W/YPC "OTAK" PER "CRYSTAL TERRACE" [FLUSH]
M10 FOUND 3-1/4" BRONZE CAP SET IN CONCRETE FOR 1/4 CORNER BETWEEN SECTIONS 35 & 36 [FLUSH] PER USBT 2007-091 AND REF (14)	M23 FOUND 5/8" IR PER REF (4) [FLUSH]
M11 FOUND 5/8" IR W/YPC "WELLS" PER "BARRINGTON HEIGHTS IV" [UP 1/2']] N73°14'E 0.20'	M24 FOUND 5/8" IR W/YPC "OTAK" PER "CRYSTAL TERRACE" [FLUSH]
M12 FOUND 5/8" IR PER REF 3, 4) [UP 1/2']	M25 FOUND 2" ALUMINUM CAP PER "CRYSTAL TERRACE" [FLUSH]
M13 FOUND 5/8" IR W/YPC "TSCS" SET IN SN# 2011-170	M26 FOUND 5/8" IR PER "CRYSTAL TERRACE"
	M27 FOUND 1" BERNSTEN BRONZE PLUG "TSCS" SET IN SN#2011-170.
	M28 FOUND 1" BERNSTEN BRONZE PLUG "TSCS" SET IN SN# 2011-170.

LEGEND

- - SET 5/8"X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TSCS" - SET NOVEMBER & DECEMBER, 2011
- - SET 5/8"X 30" IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "TSCS" FLUSH IN PAVEMENT
- - SET 5/8"X 30" IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "TSCS" IN MONUMENT BOX
- - FOUND MONUMENT AS NOTED
- △ - FOUND QUARTER CORNER - 3-1/4" BRONZE CAP
- FND - FOUND
- IR - IRON ROD
- IP - IRON PIPE
- IB - IRON BAR
- YPC - YELLOW PLASTIC CAP
- OPC - ORANGE PLASTIC CAP
- SN# - CLACKAMAS COUNTY SURVEY RECORD
- ESMT - EASEMENT
- PUE - PUBLIC UTILITY EASEMENT
- TSCS - THE SAUNDERS COMPANY SURVEY

o/i/u/l/z
 REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 16, 1987
 THEODORE G. LAMBERT
 2294
 RENEWS: 12-31-2012

The Saunders Company Inc.
 SURVEY DIVISION
 901 N. BRUTSCHER ST., SUITE#201
 NEWBERG, OREGON 97132
 TEL: 503-537-9347 FAX: 503-554-9107
 WWW.THESAUNDERSCOMPANY.NET