



PLANNING MANAGER DECISION

DATE: May 21, 2025

FILE NO.: MISC-25-01

REQUEST: Temporary Use Permit for 120-days, from 6/5/2025 to 10/3/2025, for a temporary sales office at 22995 Bland Circle.

PLANNER: Aaron Gudelj, Associate Planner

Planning Manager DSW

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GENERAL INFORMATION

**APPLICANT/
OWNER:**

The Portlock Company
6105 W A Street
West Linn, OR 97068

SITE LOCATION:

22995 Bland Circle

SITE SIZE:

20,460 square feet

LEGAL

DESCRIPTION:

Parcel 3, Clackamas County Partition Plat 2022-062 (tax lot 21E26C01400)

COMP PLAN

DESIGNATION:

Low Density Residential

ZONING:

Residential, R-10

APPROVAL

CRITERIA:

West Linn Community Development Code (CDC) Chapter(s):
Chapter 11: Residential, R-10
Chapter 35: Temporary Structures and Uses

120-DAY RULE:

The application became complete on May 6, 2025. The 120-day period therefore ends on September 3, 2025.

EXECUTIVE SUMMARY

The applicant requests a temporary use permit for operation of a sales office on 22995 Bland Circle (Taxlot Id# 21E26C01400). The applicant will utilize an 8-ft. x 16-ft. one story office building to facilitate the sale of future residential homes on the property.

The requested permit is to operate the office for 120 days - June 5, 2025 to October 3, 2025. Temporary uses for up to 120 days with extensions may be approved by the Planning Manager per 99.060.A.1(a). The site is currently vacant. The sales office will be staffed with an on-site sales consultant three to four days a week from 10:00am to 6:00pm. Street parking will accommodate visitors with a hardscape walkway and landscaping leading to the temporary sales office. The applicant has submitted preliminary plans for a middle housing division and future building permits for a detached triplex.

The placement of the temporary use meets the dimensional standards, setbacks, lot coverage and other provisions of the underlying R-10 zone.

DECISION

The Planning Manager approves this application (MISC-25-01), based on: 1) the findings submitted by the applicant, which are incorporated by this reference, and 2) supplementary staff findings included in the Addendum below. With these findings, the applicable approval criteria are met.

The provisions of the Community Development Code Chapter 99 have been met.

Aaron Gudelj
Aaron Gudelj, Associate Planner

May 21, 2025
Date

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400.

Mailed this 21st day of May, 2025.

Therefore, the 14-day appeal period ends at 5 p.m., on June 4, 2025.

ADDENDUM
APPROVAL CRITERIA AND FINDINGS
MISC-25-01

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

Chapter 11

RESIDENTIAL, R-10

11.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

The following uses are allowed in this zone under prescribed conditions.

3. Temporary uses, subject to the provisions of Chapter 35 CDC.

Staff Finding 1: This applicant has applied for a temporary use permit under the provisions of CDC Chapter 35. Please see Staff Findings 3 to 9 for compliance with the prescribed conditions. The criteria are 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:

STANDARD	REQUIREMENT	ADDITIONAL NOTES
<i>Minimum lot size Average minimum lot or parcel size for a townhouse project</i>	<i>10,000 sf 1,500 sf</i>	<i>For a single-family attached or detached unit</i>
<i>Minimum lot width at front lot line</i>	<i>35 ft</i>	<i>Does not apply to townhouses or cottage clusters</i>
<i>Average minimum lot width</i>	<i>50 ft</i>	<i>Does not apply to townhouses or cottage clusters</i>
<i>Minimum yard dimensions or minimum building setbacks</i>		<i>Except as specified in CDC <u>25.070</u>(C)(1) 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.</i>
<i>Front yard</i>	<i>20 ft</i>	<i>Except for steeply sloped lots where the provisions of CDC <u>41.010</u> shall apply</i>

STANDARD	REQUIREMENT	ADDITIONAL NOTES
<i>Interior side yard</i>	<i>7.5 ft</i>	<i>Townhouse common walls that are attached may have a 0-ft side setback.</i>
<i>Street side yard</i>	<i>15 ft</i>	
<i>Rear yard</i>	<i>20 ft</i>	
<i>Maximum building height</i>	<i>35 ft</i>	<i>Except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.</i>
<i>Maximum lot coverage</i>	<i>35%</i>	<i>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.</i> <ul style="list-style-type: none"> <i>• This does not include detached garages, carports, or accessory structures.</i> <i>• A developer may deduct up to 200 sf for an attached garage or carport.</i>

.....

Staff Finding 2: The existing lot is vacant. The temporary structure is 20-feet from the front property line; 7.5-feet from the side lot lines; and greater than 20-feet from the rear lot line. Lot coverage will not exceed 35 percent. Landscaping is proposed in front of the temporary structure. The criteria are met.

35.030 TEMPORARY USE STANDARDS

A. Temporary uses shall be approved if they meet the following standards:

1. Sites accommodating a temporary use shall be appropriate for the proposed use, as determined by the approval authority with consideration of the following:

a. The proposed site shall have adequate parking and circulation space consistent with Chapter [46](#) CDC, Off-Street Parking, Loading and Reservoir Areas; safe ingress and egress consistent with Chapter [48](#) CDC, Access, Egress and Circulation; and adequate line of sight and vision clearance per Chapter [42](#) CDC, Clear Vision Areas.

Staff Finding 3: The West Linn Planning Manager has found the site appropriate to accommodate the proposed temporary use of a sales office. The proposed structure is one-story tall – approximately 10-feet tall – and is 128 square feet (16-feet x 8-feet), well below the typical size of a new residential home.

The existing vacant site has street parking available along the Bland Circle frontage. Circulation around the site will utilize Bland Circle, a local residential street with 24-foot wide pavement width. The Planning Manager finds the use of Bland Circle to be large enough for safe parking and vehicular circulation around the site. The proposed location of the temporary use will not compromise the lines of sight or clear vision areas set forth in CDC Chapter 42. The criteria are met.

b. *The proposed site shall have a paved or graveled surface sufficient to avoid dust generation and mud tracking from anticipated traffic or erosion control measures, consistent with Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008, and shall be used to keep any mud, sediment and dust on site.*

Staff Finding 4: The site will be graveled with a hardscape path from the street to the sales office. The criteria are met.

c. *The proposed use shall conform to all applicable requirements of Chapter [27](#) CDC, Flood Management Areas; Chapter [28](#) CDC, Willamette and Tualatin River Protection; Chapter [32](#) CDC, Water Resource Area Protection; and other City regulations.*

Staff Finding 5: The proposed use is not in a flood management area, within the Willamette or Tualatin River Protection Area, or within a Water Resource Area, environmental zone or hazard area. The criteria do not apply.

d. *The proposed temporary use shall not be materially detrimental to the public welfare, or injurious to the property or improvements in the immediate vicinity.*

Staff Finding 6: The temporary use will be a sales office with no hazardous materials on site. The temporary structure will be approximately 20-feet from the front property line and 7.5-feet from the side lot line. Additionally, the applicant has provided an approved Tualatin Valley Fire and Rescue Service Provider Permit from May 2025. The Planning Manager finds the temporary use will not be materially detrimental to the public welfare, nor injurious to the property or improvements in the immediate vicinity. The criteria are met.

2. *The approval authority may require that structures and trailers allowed as temporary uses for more than 60 days be screened from the view of occupants of any abutting residential and commercial structures, consistent with Chapter [44](#) CDC, unless the applicant demonstrates that such screening is not needed.*

Staff Finding 7: The applicant proposes a landscape area around the temporary sales office nearest the front of the property. The nearest residential structures are located approximately 50-feet to the south and screened by existing landscaping and a 10-foot public right-of-way (Killarney Drive); additional residential housing is located 70-ft to the west of the subject lot. No additional screening measures are required. The criteria are met.

3. *Drop boxes, trailers, or structures that serve a similar function are allowed, consistent with subsection A of this section, for registered nonprofit, religious or benevolent groups, orders or associations, when they are proposed to be located in General Commercial, Office Business Center, Campus Industrial, General Industrial, or Neighborhood Commercial districts.*

Drop boxes and structures serving a similar function, not including trailers, shall not exceed seven feet in height or have a footprint of more than 25 square feet on a single site. Their color shall be limited to earth tones.

Staff Finding 8: The applicant does not propose any drop boxes. The criteria do not apply.

4. *The property owner has authorized the proposed temporary use in writing.*

Staff Finding 9: The property owner has authorized and signed the application form. The criteria are met.

B. The approval authority may attach conditions to any temporary use approval as needed to achieve compliance with the applicable standards of this section or otherwise protect public health, safety, and welfare.

Staff Finding 10: The Planning Manager has found the proposal is compliant with the applicable standards of this section and no conditions are warranted to protect public health, safety, and welfare. The criteria are met.

PD-1 COMPLETENESS LETTER



CITY OF West Linn

May 6, 2025

The Portlock Company
6105 W. A. Street
West Linn, OR 97068

Subject: MISC-25-01 Completeness Determination

Dear Portlock Company:

The application submitted on April 7, 2025 for a MISC-25-01 at 22995 Bland Circle has been reviewed by the Planning Department and deemed **complete**. The City has 120 days to review the application, with a final decision due no later than September 3, 2025.

Please be aware that determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Manager to render a decision on your proposal.

The decision for this application will be made by the Planning Manager.

Please contact me at 503-742-6057, or by email at agudelj@westlinnoregon.gov if you have any questions about the process.

Sincerely,

Aaron Gudelj

Aaron Gudelj
Associate Planner

PD-2 APPLICANT SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Aaron Gudelj	PROJECT NO(S). MISC-25-01	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$330	REFUNDABLE DEPOSIT(S)	TOTAL \$330

Type of Review (Please check all that apply):

- | | | |
|---|--|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Final Plat (FP) Related File # _____ | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal (AP) | <input type="checkbox"/> Flood Management Area (FMA) | <input checked="" type="checkbox"/> Temporary Uses (MISC) |
| <input type="checkbox"/> CDC Amendment (CDC) | <input type="checkbox"/> Historic Review (HDR) | <input checked="" 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 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: **22995 Bland Circle**

Assessor's Map No.: **21E26C**

Tax Lot(s): **010400**

Total Land Area: **.47**

Brief Description of Proposal:

Temporary Sales office for new construction home sales on property. Office is a mobile office that is permitted through the state

Applicant Name*: **The Portlock Company**
Address: **6105 W A St**
City State Zip: **West Linn OR 97068**

Phone: **971-213-6803**
Email: **team@theportlockco.com**

Owner Name (required): **TPC Property LLC**
Address: **6105 W A St**
City State Zip: **West Linn OR 97068**

Phone: **971-213-6803**
Email: **team@theportlockco.com**

Consultant Name: **N/A**
Address:
City State Zip:

Phone:
Email:

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 application costs.**
2. All information provided with the application is considered a public record and subject to disclosure.
3. The owner/applicant or their representative should attend all public hearings related to the application.
4. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
5. Submit this form, application narrative, and all supporting documents as a single PDF through the 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. The applicant and owner affirm that the information provided in this application is true and correct. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

Darren,

The Portlock Company is submitting a temporary use application to request approval for a temporary sales office for new home sales on Bland Circle. The sales office will be staffed with an on site sales consultant 3-4 days a week from the hours of approximately 10:00 am – 6:00 pm. The sales office will be open to the public. The sales office itself is a stand along structure with one open office. The site will have a temporary bathroom. We are requesting the approval of the extension at this time as well and would like the approval to commence on 5/2/25 when we open to the public. This will be similar to other offices approved by the city in the past.

Thank you,

JJ Portlock

The Portlock Company

425-829-1566

jportlock@theportlockco.com

www.theportlockcompany.com



A. Temporary uses shall be approved if they meet the following standards:

1. Sites accommodating a temporary use shall be appropriate for the proposed use, as determined by the approval authority with consideration of the following:

- a. The proposed site shall have adequate circulation space consistent with Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas; safe ingress and egress consistent with Chapter 48 CDC, Access, Egress and Circulation; and adequate line of sight and vision clearance per Chapter 42 CDC, Clear Vision Areas.

Applicants Response: Bland Circle is a local street that allows on street parking. Due the expected volume of visitors, the on street parking will suffice the needed parking spaces as it is not anticipated to have more than 2 vehicles there at a time due to the volume of activity

- b. The proposed site shall have a paved or graveled surface sufficient to avoid dust generation and mud tracking from anticipated traffic or erosion control measures, consistent with Clackamas County Erosion Prevention and Sediment Control Planning and Design Manual, rev. 2008, and shall be used to keep any mud, sediment and dust on site.

Applicants Response: The site itself will be fully landscaped with hardscape walk ways to the street that if fully improved and will serve as the parking area.

- c. The proposed use shall conform to all applicable requirements of Chapter 27 CDC, Flood Management Areas; Chapter 28 CDC, Willamette and Tualatin River Protection; Chapter 32 CDC, Water Resource Area Protection; and other City regulations.

Applicants Response: Not applicable

- d. The proposed temporary use shall not be materially detrimental to the public welfare, or injurious to the property or improvements in the immediate vicinity.

Applicants Response: This criteria is met

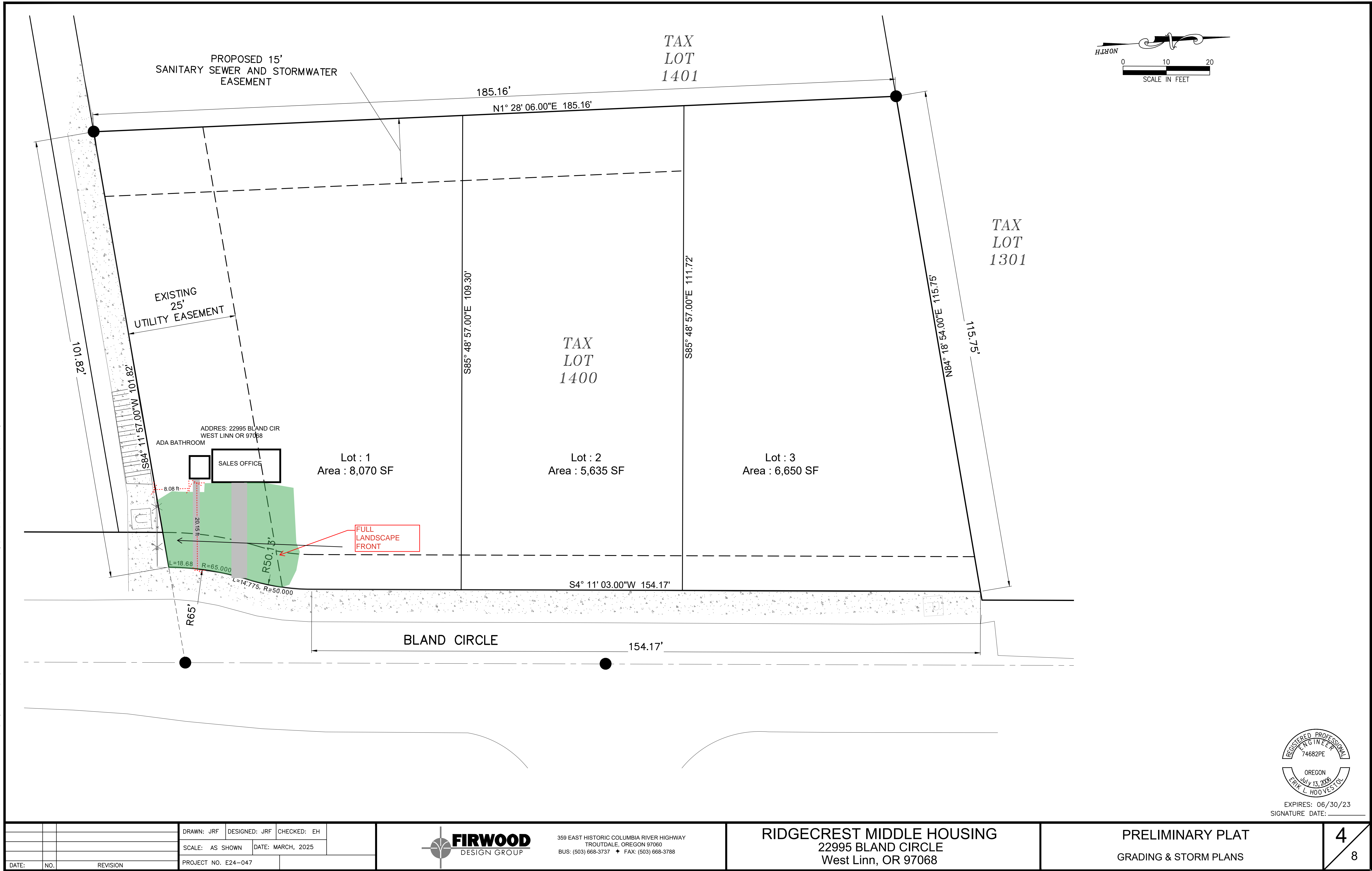
2. The approval authority may require that structures and trailers allowed as temporary uses for more than 60 days be screened from the view of occupants of any abutting residential and commercial structures, consistent with Chapter 44 CDC, unless the applicant demonstrates that such screening is not needed.

Applicants Response: The sales office will be fully landscaped and will be appealing to the public so screening should not be necessary

4. The property owner has authorized the proposed temporary use in writing.

Applicants Response: This criteria is met

3/10/2025 10:37:05 AZA\ASH\ADAMS files\projects\24-047\bland circle middlehousing\cadd\sheets\24-047 prelim plot.dwg





relaxanbuildings.com













**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: The Portlock Company
Address: 6105 W A St, West Linn 97068
Phone: 425-829-1566
Email: jportlock@theportlockco.com
Site Address: 22995 Bland Circle
City: West Linn
Map & Tax Lot #: 21E26C 010400
Business Name: The Portlock Company
Land Use/Building Jurisdiction: West Linn
Land Use/ Building Permit # MIS-25-01

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, **West Linn**, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

Putting up a temporary sales office for new home sales. Office is an 8x16 finished out shipping container. We will have a portable ADA restroom

Permit/Review Type (check one):

- X Land Use / Building Review - Service Provider Permit
- ☐ Emergency Radio Responder Coverage Install/Test
- ☐ LPG Tank (Greater than 2,000 gallons)
- ☐ Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
- * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- ☐ Explosives Blasting (Blasting plan is required)
- ☐ Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- ☐ Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- ☐ Temporary Haunted House or similar
- ☐ OLCC Cannabis Extraction License Review
- ☐ Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2025-0074
Permit Type: SPP-West Linn
Submittal Date: 5-1-25
Assigned To: DFM Arn
Due Date: NA
Fees Due: 0
Fees Paid: 0

**Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)**

This section is for application approval only


Fire Marshal or Designee

5-15-25
Date

Conditions: None

See Attached Conditions: ☐ Yes ☒ No

Site Inspection Required: ☐ Yes ☒ No

MISC-25-01

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This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID
Planning Manager Decision

Date

**PD-3 PARTITION PLAT
CLACKAMAS COUNTY PP22022-062**

SURVEY REFERENCES:

- (X)1 PLAT OF BLAND ACRES, CCPR
- (X)2 PS 16997, CCSR
- (X)3 PS 26976, CCSR
- (X)4 PLAT OF GREEN HILLS ESTATES IV, CCPR
- (X)5 PLAT OF RIDGE VIEW ESTATES PHASE 2, CCPR
- (X)6 SN 2019-214, CCSR

PARTITION PLAT NO. 21-22-062

A REPLAT OF A PORTION OF LOT 7 OF BLAND ACRES
LOCATED IN THE NW 1/4 OF SEC 35, T02S, R01E, W.M.,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

NARRATIVE:

THE PURPOSE OF THIS SURVEY, PERFORMED AT THE REQUEST OF ATHAN DEVELOPMENT LLC, IS TO REPLAT THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT 2021-014393, CCDR, BEING A PORTION OF TRACT 7 OF BLAND ACRES, CCPR, INTO 3 PARCELS AND MONUMENT EACH PARCEL.

NEW PARCELS LINES WERE CREATED PER CLIENT'S DIRECTION AND IN ACCORDANCE WITH CITY OF WEST LINN CASE NUMBER MIP-16-02.

THE BASIS OF BEARINGS OF S04°11'03"W WAS BASED ON FOUND MONUMENTS (206) AND (208), BEING THE CENTERLINE OF BLAND CIRCLE PER SN 2019-214.

THE EAST LINE OF THE SUBJECT PROPERTY, BEING THE WESTERLY RIGHT-OF-WAY LINE OF BLAND CIRCLE, WAS ESTABLISHED BY HOLDING A LINE 15.00 FEET FROM (WHEN MEASURED AT RIGHT ANGLES TO) THE CENTERLINE OF BLAND CIRCLE PER THE PLAT OF BLAND ACRES, CCPR.

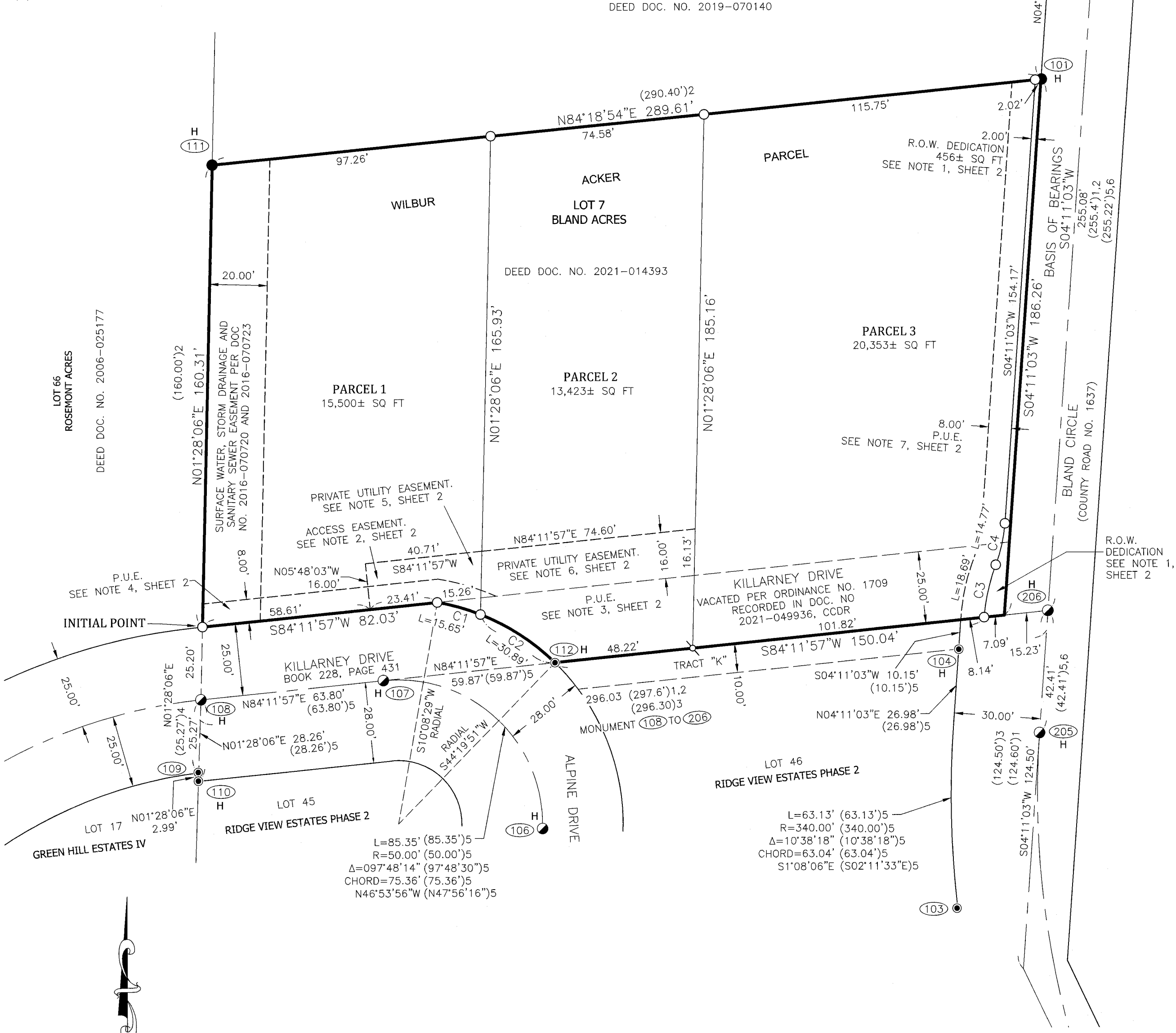
THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE LINE BETWEEN FOUND MONUMENTS (101) AND (111) PER PS 16997, CCSR.

THE WEST LINE OF THE SUBJECT PROPERTY, ALSO BEING THE WEST LINE OF LOT 7 OF BLAND ACRES, WAS ESTABLISHED BY HOLDING THE LINE BETWEEN FOUND MONUMENTS (108) AND (111) PER PS 16997, CCSR.

THE SOUTH LINE OF SUBJECT PROPERTY, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF KILLARNEY DRIVE, WAS ESTABLISHED BY HOLDING A LINE 25.00 FEET FROM (WHEN MEASURED AT RIGHT ANGLES TO) THE SOUTH RIGHT-OF-WAY OF KILLARNEY DRIVE. THE SOUTH RIGHT-OF-WAY OF KILLARNEY DRIVE WAS ESTABLISHED BY HOLDING THE LINE BETWEEN FOUND MONUMENTS (108) AND (206) PER PS 16997, CCSR.

LEGEND:

- CCDR CLACKAMAS COUNTY DEED RECORDS
- CCPR CLACKAMAS COUNTY PLAT RECORDS
- CCSR CLACKAMAS COUNTY SURVEY RECORDS
- PS SURVEY NUMBER
- H HELD MONUMENT
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- (X) FOUND MONUMENT NO. SEE MONUMENT NOTES, SHEET 2
- FOUND MONUMENT-ALUMINUM CAP
- FOUND MONUMENT - 1/2" IRON ROD
- FOUND MONUMENT - 5/8" IRON ROD
- FOUND MONUMENT - 3/4" IRON PIPE
- SET 5/8" X 30" IRON ROD W/PC MAKRED "S&F LAND SERVICES" ON JULY 15, 2022
- SET 1-1/8" BRASS CAP MAKRED "S&F LAND SERVICES" ON JULY 15, 2022



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD LENGTH
C1	11°29'51"	78.00'	15.65'	N74°06'36"W	15.63'
C2	22°41'31"	78.00'	30.89'	N57°00'55"W	30.69'
C3	16°28'23"	65.00'	18.69'	S12°52'41"W	18.62'
C4	16°55'50"	50.00'	14.77'	S12°38'58"W	14.72'

S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE
4858 SW SCHOLLS FERRY RD.
STE A, PORTLAND, OR 97225
(503) 345-0328

WWW.SFLANDS.COM	JOB NO.	FIELD	DRAWN	CHECKED
DATE	21-G113-06	AS	BRD	CCS
APRIL 25, 2022				

SURVEY FOR:
ATHAN DEVELOPMENT, LLC

LOCATED IN THE NW 1/4 OF SEC 35,
T02S, R01E, W.M.
CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Benjamin R. Dubin
OREGON
NOVEMBER 29, 2011
BENJAMIN R. DUBIN
84344LS
RENEWS 12/31/23

A REPLAT OF A PORTION OF LOT 7 OF BLAND ACRES
LOCATED IN THE NW 1/4 OF SEC 35, T02S, R01E, W.M.,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

MONUMENT NOTES

- FOUND 1/2" IRON ROD, NO CAP.
PER PS 16997. HELD
- FOUND 5/8" IRON ROD, NO CAP.
PER RIDGE VIEW ESTATES PHASE 2.
S86°56'08"W 0.24' FROM
CALCULATED POSITION.
- FOUND 5/8" IRON ROD, ILLEGIBLE.
PER RIDGE VIEW ESTATES PHASE 2. HELD
- FOUND 1.5" ALUMINUM CAP INSCRIBED
"TRILAND DESIGN GROUP", IN ASPHALT.
PER RIDGE VIEW ESTATES PHASE 2. HELD
- FOUND 1.5" ALUMINUM CAP INSCRIBED
"TRILAND DESIGN GROUP", IN ASPHALT.
PER RIDGE VIEW ESTATES PHASE 2. HELD
- FOUND 1.5" ALUMINUM CAP INSCRIBED
"TRILAND DESIGN GROUP", IN ASPHALT.
PER RIDGE VIEW ESTATES PHASE 2. HELD
- FOUND 5/8" IRON ROD, NO CAP, BENT
NORTHERLY. N68°30'03"W 0.17' FROM
CALCULATED POSITION.
- FOUND 5/8" IRON ROD W/YPC
"TRILAND IN". PER RIDGE VIEW ESTATES
PHASE 2. HELD
- FOUND 1/2" IRON ROD, NO CAP, BENT, TIED
AT BEND, PER PS 16997. HELD
- FOUND 5/8" IRON ROD, ILLEGIBLE.
PER RIDGE VIEW ESTATES PHASE 2. HELD
- FOUND 1.5" ALUMINUM CAP,
ILLEGIBLE, IN ASPHALT. PER RIDGE
VIEW ESTATES PHASE 2. HELD
- FOUND 1.5" ALUMINUM CAP,
ILLEGIBLE, IN ASPHALT. PER RIDGE
VIEW ESTATES PHASE 2. HELD
- FOUND 3/4" IRON PIPE, BENT,
TIED SPIN. PER SN 13037. HELD

SURVEYORS CERTIFICATE:

I, BENJAMIN R. DUBIN, A REGISTERED PROFESSIONAL LAND
SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I
HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER
MONUMENTS, THE LAND REPRESENTED ON THE REPRESENTED
ON THE ATTACHED PARTITION MAP, SITUATED IN THE
NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 02 SOUTH,
RANGE 01 EAST OF THE WILLAMETTE MERIDIAN, CITY OF WEST
LINN, CLACKAMAS COUNTY, OREGON BEING A REPLAT OF THAT
PORTION OF LOT 7 OF BLAND ACRES RECORDED IN DEED
DOCUMENT NUMBER 2021-014393, CLACKAMAS COUNTY DEED
RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1.5" ALUMINUM CAP INSCRIBED "TRILAND
DESIGN GROUP" IN THE CENTERLINE OF KILLARNEY DRIVE PER
COUNTY SURVEY 26796 AND BEING THE SOUTHWEST CORNER
OF LOT 7 OF BLAND ACRES; THENCE N01°28'06"E 25.20 FEET
TO THE INITIAL POINT, BEING A 5/8" IRON ROD WITH A
YELLOW PLASTIC CAP MARKED "S&F LAND SERVICES", AND
ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF
KILLARNEY DRIVE; THENCE CONTINUING ALONG THE WEST LINE
OF SAID LOT 7 N01°28'06"E 160.31 FEET TO AN 1/2" IRON
ROD ALSO BEING THE NORTHWEST CORNER OF THE WILBER
ACKER PARCEL PER COUNTY SURVEY 16997; THENCE ALONG
THE NORTH LINE OF SAID ACKER PARCEL N84°18'54"E 289.61
FEET THE NORTHEAST CORNER OF SAID ACKER PARCEL AND A
POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BLAND
ACRES; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE,
ALSO BEING THE EAST LINE OF SAID ACKER PARCEL
S04°11'03"W 186.26 FEET TO THE SOUTHEAST CORNER OF SAID
ACKER PARCEL AND A POINT ON THE SOUTH LINE OF VACATED
KILLARNEY DRIVE (VACATED PER ORDINANCE NUMBER 1709);
THENCE ALONG THE SOUTH LINE OF SAID ACKER PARCEL,
ALSO BEING THE SOUTH LINE OF SAID VACATED KILLARNEY
DRIVE S84°11'57"W 150.04 TO A POINT ON THE EASTERLY
RIGHT-OF-WAY LINE OF ALPINE DRIVE, ALSO BEING A POINT
ON A NON-TANGENT 78.00 FOOT RADIUS CURVE TO THE LEFT;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND SAID
CURVE, THROUGH A CENTRAL ANGLE OF 34°11'21", AN ARC
LENGTH OF 46.54 FEET (THE CHORD OF WHICH BEARS
N62°45'50"W 45.86 FEET; TO A POINT ON THE NORTHERLY
RIGHT-OF-WAY LINE OF KILLARNEY DRIVE; THENCE ALONG
SAID NORTHERLY RIGHT-OF-WAY LINE OF S84°11'57"W 82.03
FEET TO THE INITIAL POINT.

CONTAINS 49,731 SQ FT OR 1.14 ACRES, MORE OR LESS.

PLAT NOTES:

- THIS PLAT IS SUBJECT TO A VARIABLE WIDTH RIGHT-OF-WAY
DEDICATION TO THE CITY OF WEST LINN, AS SHOWN HEREON. TOTAL
AREA OF THE DEDICATION IS 456± SQUARE FEET.
- PARCEL 1 IS SUBJECT TO A 16.00 FOOT WIDE ACCESS EASEMENT
FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON. THE OWNERS
OF PARCELS 1 AND 2 SHALL SHARE EQUALLY IN THE COST OF
MAINTENANCE OF SAID EASEMENT.
- PARCELS 2 AND 3 ARE SUBJECT TO A 25.00 FOOT WIDE PUBLIC
UTILITY EASEMENT, FOR THE BENEFIT OF THE CITY OF WEST LINN,
AS SHOWN HEREON.
- PARCELS 1 AND 2 ARE SUBJECT TO A 8.00 FOOT WIDE PUBLIC
UTILITY EASEMENT THAT RUNS ADJACENT TO KILLARNEY DRIVE AS
SHOWN HEREON.
- PARCEL 1 IS SUBJECT TO A 16.00 FOOT WIDE PRIVATE UTILITY
EASEMENT, FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.
THE OWNER OF PARCEL 2 SHALL BE RESPONSIBLE FOR THE
MAINTENANCE COSTS OF THE PRIVATE SERVICES WITHIN THE
EASEMENT THAT SERVICES THEIR PARCEL.
- PARCEL 2 IS SUBJECT TO A 16.00 FOOT WIDE PRIVATE UTILITY
EASEMENT, FOR THE BENEFIT OF PARCEL 3, AS SHOWN HEREON.
THE OWNER OF PARCEL 3 SHALL BE RESPONSIBLE FOR THE
MAINTENANCE COSTS OF THE PRIVATE SERVICES WITHIN THE
EASEMENT THAT SERVICES THEIR PARCEL.
- PARCEL 3 IS SUBJECT TO A VARIABLE WIDE PUBLIC UTILITY
EASEMENT THAT RUNS ADJACENT TO THE DEDICATION ALONG BLAND
CIRCLE AS SHOWN HEREON.
- PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ANY ENTITY
AS DEFINED IN O.R.S. 757.005, AND FOR THE PURPOSES OF THIS
PLAT, SHALL ALSO INCLUDE SANITARY SEWER, STORM SEWER,
WATER, NATURAL GAS AND TELECOMMUNICATION SERVICES.

CITY OF WEST LINN APPROVAL:

APPROVED THIS 15th DAY OF September, 2022
WEST LINN PLANNING DIRECTOR
DEDICATION ACCEPTED UNDER ORS 92.175(1)(b)

BY: Dan S. Wynn

CITY OF WEST LINN PLANNING DEPARTMENT

APPROVED THIS 6th DAY OF SEPT., 2022
WEST LINN ENGINEERING DIVISION

BY: [Signature]

CITY OF WEST LINN CITY ENGINEER

CLACKAMAS COUNTY APPROVALS

APPROVED THIS 23RD DAY OF September, 2022

BY: [Signature]

CLACKAMAS COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS
PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THROUGH
June 30, 2023, 2022* APPROVED THIS 22 DAY
OF September, 2022

CLACKAMAS COUNTY ASSESSOR AND TAX COLLECTOR

BY: [Signature]

DEPUTY

STATE OF OREGON)
) SS
COUNTY OF CLACKAMAS)

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT
WAS RECEIVED FOR RECORD AND
RECORDED September 23rd, 2022

AS PARTITION PLAT NO. 2022-062
DOCUMENT NO. 2022-062*
*051692

SHERRY HALL,
CLACKAMAS COUNTY CLERK

BY: [Signature]
DEPUTY

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT ATHAN
DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS
THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED
MAP, AND MORE PARTICULARLY DESCRIBED IN THE
ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY
DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE
PARTITION OF THE SAID PROPERTY AND HAS THIS PARTITION
PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS
SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92
OF THE OREGON REVISED STATUTES AND FURTHERMORE DOES
DOES NOT CLAIM ANY PROPERTY BEYOND THE BOUNDARY AS
SHOWN HEREON, AND DOES HEREBY GRANT ALL EASEMENTS
AS SHOWN OR NOTED ON SAID MAP. THIS PLAT IS SUBJECT TO
RESTRICTIONS AS NOTED HEREON.

ATHAN DEVELOPMENT LLC
AN OREGON LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: ROBERT WEI
TITLE: ATHAN DEVELOPMENT MANAGER

ACKNOWLEDGEMENT:

STATE OF OREGON)
) SS
COUNTY OF CLACKAMAS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

JULY 25, 2022

BY: [Signature]

SIGNATURE: [Signature]

PUBLIC NOTARY: MELISSA FIRESIDE

COMMISSION NUMBER: 1017620

MY COMMISSION EXPIRES: OCTOBER 4, 2025



SHEET 2 OF 2

S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE

4858 SW SCHOLLS FERRY RD.
STE A, PORTLAND, OR 97225
(503) 345-0328

WWW.SFLANDS.COM

EMAIL: BEN.DUBIN@SFLANDS.COM

DATE	JOB NO.	FIELD	DRAWN	CHECKED
APRIL 25, 2022	21-G113-06	AS	BRD	CCS

SURVEY FOR:

ATHAN DEVELOPMENT, LLC

LOCATED IN THE NW 1/4 OF SEC 35,
T02S, R01E, W.M.
CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
NOVEMBER 29, 2011
BENJAMIN R. DUBIN
84344LS
RENEWS 12/31/23