

PARCEL I

In the N.W. 1/4 SEC. 34 T1N R2E W.M.

That portion of Lot 1, Block 2, WALDHEIM TRACTS, in the county of Multnomah and State of Oregon, described as follows:

BEGINNING at the Northeast corner of said Lot 1, Block 2, WALDHEIM TRACTS; thence West along the North line of said Lot 1, also being the South line of N.E. Halsey Street, 107.23 feet to the Northwest corner of said Lot 1; thence South along the West line of said Lot 1, also being the East line of N.E. 109th Avenue, 60.51 feet to a 1/2 inch iron rod set; thence East parallel to the North line of said Lot 1, 107.215 feet to a 1/2 inch rod set on the East line of said Lot 1; thence North along the East line of said Lot 1, 60.51 feet to the point of beginning.

Reserving therefrom an Easement for ingress and egress to Parcel II over the following described portion and also each parcel may use the parking of the other:

Beginning at the Northeast corner of Lot 1, Block 2, WALDHEIM TRACTS, County of Multnomah, State of Oregon; thence West along the North line of said Lot 1, also being the South line of N.E. Halsey Street, 23.00 feet to the true point of beginning of this Easement; thence South parallel to the East line of said Lot 1, 60.51 feet; thence West parallel to the North line of said Lot 1, 20.00 feet; thence North parallel to the East line of said Lot 1, 60.51 feet to the North line thereof; thence East along the North line of said Lot 1, 20.00 feet to the true point of beginning.

PARCEL II

In the N.W. 1/4 SEC. 34 T1N R2E W.M.

That portion of Lot 1, Block 2, WALDHEIM TRACTS, in the County of Multnomah, State of Oregon, more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 1, Block 2, WALDHEIM TRACTS; thence West along the North line of said Lot 1, also being the South line of N.E. Halsey Street, 107.23 feet to the Northwest corner of said Lot 1; thence South along the West line of said Lot 1, also being the East line of N.E. 109th Avenue 60.51 feet to a 1/2 inch iron rod set and the true point of beginning of the tract to be described; thence continuing South along the West line of said Lot 1 61.30 feet to a 1/2 inch iron rod set, said point also being the Northwest corner of Lot 2, Block 2, WALDHEIM TRACTS; thence East along the lot line common to Lots 1 and 2 107.20 feet to a point in the East line of Block 2, WALDHEIM TRACTS; thence North 61.16 feet along said East line to a point, said point being 60.51 feet South of the Northeast corner of Lot 1; thence West, parallel with and 60.51 feet Southerly from the North line of Lot 1 107.215 feet to the true point of beginning. Together with an easement for ingress and egress over the following described tract:

BEGINNING at the Northeast corner of Lot 1, Block 2, WALDHEIM TRACTS, County of Multnomah, State of Oregon; thence West along the North line of said Lot 1, also being the South line of N.E. Halsey Street, 23.00 feet to the true point of beginning of this Easement; thence South parallel to the East line of said Lot 1, 60.51 feet; thence West parallel to the North line of said Lot 1, 20.00 feet; thence North parallel to the East line of said Lot 1, 60.51 feet to the North line thereof; thence East along the North line of said Lot 1, 20.00 feet to the true point of beginning.

NOTE: See reverse side for Land Development
Section, DES validation stamp

23 APR 80

2941

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)

date 23 APR 1980

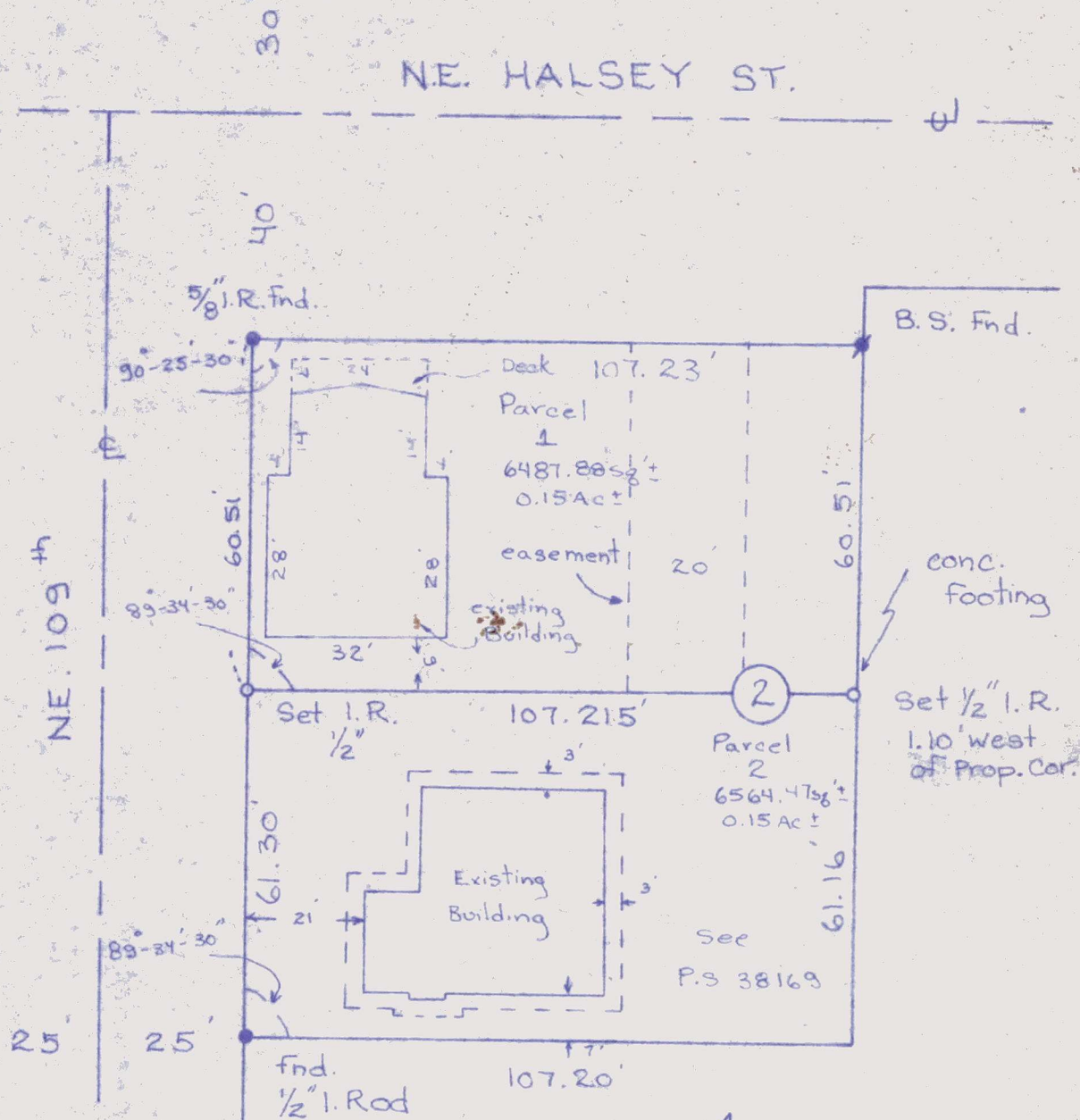
by

Irving G. Ewen

Irving G. Ewen

Land Development Section
MULT CO ENVIRON SERVICES

NARRATIVE: After finding a B.S. at the NE. cor. and a $\frac{5}{8}$ " I. Rod at the NW. cor. and a $\frac{1}{2}$ " I. Rod at the S.W. cor. of Lot 1, BIK 2, in the plat of "Waldheim Tracts" we set about splitting the lot as shown on this Survey map.
See P.S. (38169) for basis of Survey.



EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)

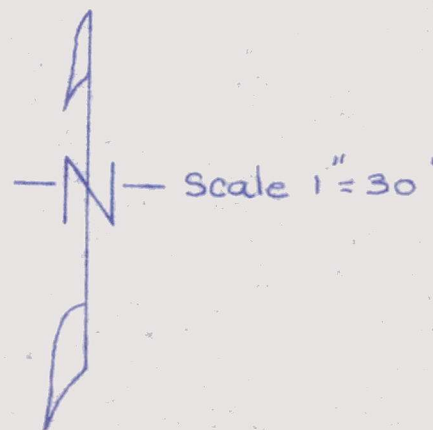
23 APR 1980

date

by

Irving G. Ewen

Land Development Section
MULT CO ENVIRON SERVICES



GORDON H. HENRICKSON P.L.S. 689

Title A SURVEY OF: Lot 1, BIK 2 in the
Plat of "Waldheim Tracts"

REGISTERED
PROFESSIONAL
LAND SURVEYOR

in the NW 1/4	Section 34	Township 1N	Range 2E W.M.	Date 2-28-80
County MULT.	client Bolster & Associates MR George Bolster			drawn by S.C. Fleury

Gordon H. Henrikson
OREGON
JULY 6, 1983
GORDON H. HENRICKSON
689

30 OCT 1980

TWIMC

Duplicate copies made this date
for applicant to record. (He lost
the previously signed two sets.)

DE



MULTNOMAH COUNTY OREGON

DIVISION OF PLANNING AND DEVELOPMENT
LAND DEVELOPMENT SECTION
2115 S.E. MORRISON
PORTLAND, OREGON 97214
(503) 248-3043

DONALD E. CLARK
COUNTY EXECUTIVE

August 29, 1980

Ray Simonson
Builders Design Inc.
11125 N.E. Weidler
Portland, Oregon 97220

RE: DR 80-08-07

Dear Mr. Simonson:

Preliminary plans for an office at 10924 N.E. Halsey have been reviewed.

Please be advised of the following items:

1. Any division of lot must be approved by Multnomah County Land Development prior to issuance of permits. Please contact Irv Ewen or Gary Clifford (248-3043) for more information. (
2. Section 4.408.a.2 requires a landscape buffer equal to the building height adjacent to a residential lot line. Since the building is existing this requirement cannot obviously be implemented. However, new construction (proposed stairs) could not be permitted in this area.
3. Section 4.408.a.3 requires a landscape buffer of ten feet between a parking, loading, and maneuvering area and a residential lot line. Only an eight foot wide landscape strip has been specified.
4. The applicant should notify the Multnomah County Building Department of the proposed change in use and proposed alterations.
5. Please see attached Multnomah County Engineering Department requirement.
+ The applicant should investigate a shared parking arrangement with the existing office. If approved this would allow a reduction in required parking.
6. The southern-most parking stall does not meet maneuverability standards.

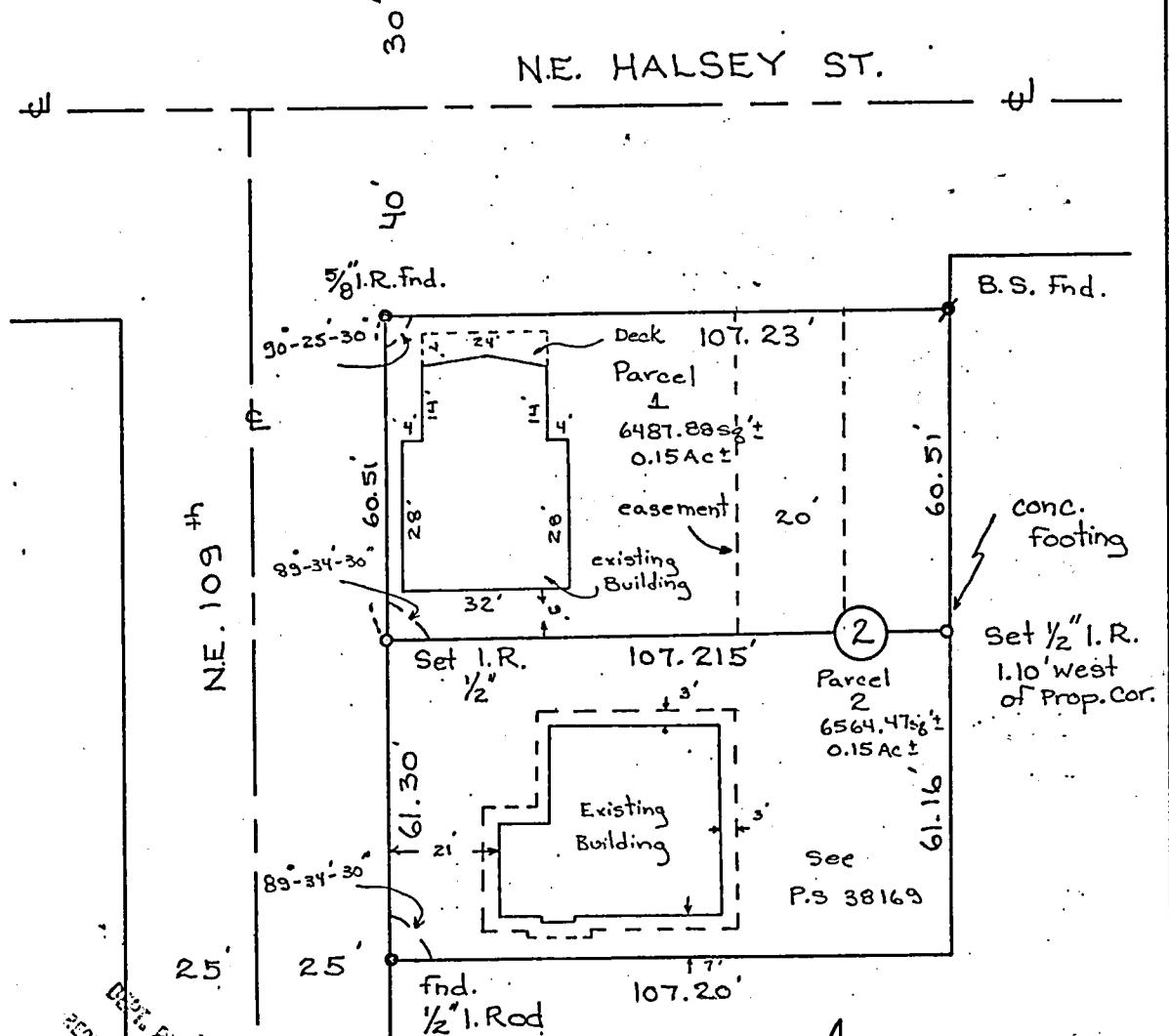
I would recommend that an appointment be made at your convenience to discuss the above items.

Sincerely,

Nancy Chase
Associate Planner

AN EQUAL OPPORTUNITY EMPLOYER

NARRATIVE: After finding a B.S. at the N.E. cor. and a $\frac{5}{8}$ " I. Rod at the N.W. cor. and a $\frac{1}{2}$ " I. Rod at the S.W. cor. of Lot 1, Blk 2, in the plat of "Waldheim Tracts" we set about splitting the lot as shown on this Survey map.
See P.S. (38169) for basis of Survey.



DEPT. PUBLIC WORKS - SURVEY DEPT.
REGISTER NO. 44387
FILED 4-23-80
NW 1/4 SEC. 34 T. 1 N. R. 2 E
SHEET NO. 2941

Scale 1" = 30'

GORDON H. HENRICKSON P.L.S. 689				
Title A SURVEY OF: Lot 1, Blk 2 in the Plat of "Waldheim Tracts"				
in the NW 1/4	Section 34	Township 1 N	Range 2 E W.M.	Date 2-28-80
County MULT.	Client Bolster & Associates MR George Bolster			Drawn by S.C. Fleury

REGISTERED PROFESSIONAL LAND SURVEYOR
Gordon H. Henrickson
JULY 9, 1993
GORDON H. HENRICKSON 689

2941 CW

000000 E • 2612 85006

MULTNOMAH COUNTY
OREGON
RECORDING SECTION



THE AMOUNT SHOWN ABOVE
REPRESENTS FEES PAID

DOCUMENT NO.

85006

(85006)

CUSTOMER COPY

REC-18

BUILDERS DESIGN INC.

11125 N.E. WEIDLER ST.
PORTLAND, OR 97220



IRV EWEN
MULT. CO. DIV. OF PLANNING & DEVELOPMENT
2115 S.E. Morrison
Portland, OR 97214

TO

IRV. EWEN

MULT. CO. LAND PLANNING

2115 S.E. MORRISON

PORTLAND, OR 97214

FROM

BUILDERS DESIGN

INC.

1125 N.E.
WEIDLER

Portland, Oregon 97220

Phone 252-3453 or 252-3454

Subject

minor partition

Date

11 / 3 / 80

MESSAGE

IRV,

You may Recall that I was down to see you on Wednesday (10-29-80) and you gave me the papers which outlined the procedure for a minor partition. I gave the papers to the owners (BOLSTER & Associates) and they have now informed me that this partition has already been recorded. I am enclosing a copy of the receipt from the recording section of Mult. County. If there are ^{Signed} any problems left on this

REPLY

matter - please let me know.

Sincerely

Ray Simonson

RECEIVED

NOV 4 1980

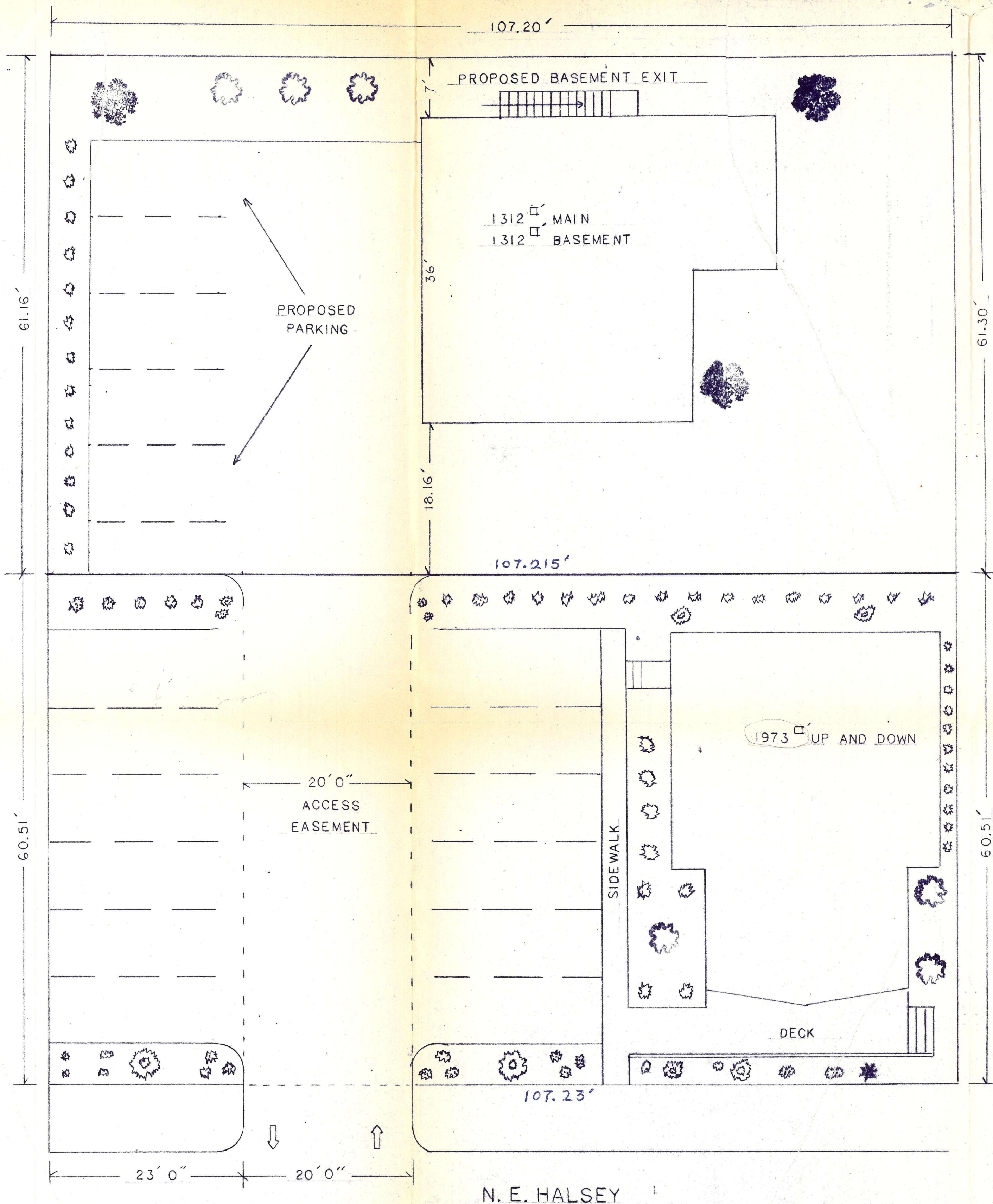
Multnomah County
Division of Land Use Planning

Dan Welcfield

256-0011

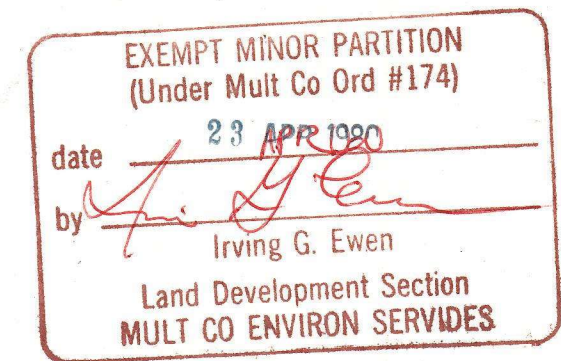
Signed

Date



PARCEL II 6487 SQ. FT.

LOT 1 BLOCK 2 WALDHEIM TRACTS
EXCEPT THE NORTH 60.51'
MULTNOMAH COUNTY, OREGON



N. E. 109

PARCEL I 6564 SQ. FT.

THE NORTH 60.51' OF
LOT 1 BLOCK 2 WALDHEIM TRACTS
MULTNOMAH COUNTY, OREGON
WITH A RECORDED ACCESS
EASEMENT TO PARCEL II
IN THE NW 1/4 SEC 34 T1N R2E W.M.

15% OF EACH PARCEL IS LANDSCAPED

SCALE: 1/8 INCH = 1 FOOT

by G.S.B.