

TRAN—Lot 4 Dogwood Pk

UNIVERSAL paper goods

16 FEB '89

DICK LOVE LAND SURVEYS, INC.  
19310 Abernethy Lane  
Gladstone, ORE. 97027  
Phone: 656-4915

January 2, 1990  
Job No. 89-1420  
Mary Tran

Legal Descriptions for Exempt Minor Partition of Lot 4, DOGWOOD PARK, Multnomah County, Oregon

Parcel 1

A tract of land, being a part of Lot 4, DOGWOOD PARK, in the southwest one quarter of Section 35, Township 1 North, Range 2 East, Willamette Meridian and being more particularly described as follows:

Beginning at the southeast corner of said Lot 4, DOGWOOD PARK; thence North 12 39' West along the easterly line of Lot 4, 118.17 feet; thence South 59° 51' 30" West 98.63 feet to a point on the southwesterly line of Lot 4; thence South 30° 08' 30" East along the southwesterly line of Lot 4, 103.00 feet to the southwest corner thereof; thence northeasterly, around the arc of a 210.00 foot radius curve to the right, through a central angle of 17° 29' 30", an arc distance of 64.11 feet to the point of beginning. Said tract contains 8,704 square feet, more or less.

TOGETHER WITH, a sanitary sewer easement over the following described 20.00 foot wide tract, the easterly line of which is described as follows:

Beginning at a point on the northerly line of the above described tract which is South 59 51' 30" West 9.85 feet from the northeast corner thereof; thence North 42.90 feet to the south right of way line of East Burnside Street, realigned.

REGISTERED  
OREGON  
LAND SURVEYOR  
*Richard S. Love*  
JULY 8, 1966  
RICHARD S. LOVE  
747

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)  
date 16 FEB. 1990  
*David H. Brown*  
Land Development Section  
MULTI CO ENVIRON SERVICES

3043

DICK LOVE LAND SURVEYS, INC.  
19310 Abernethy Lane  
Gladstone, ORE. 97027  
Phone: 656-4915

January 2, 1990  
Job No. 89-1420  
Mary Tran

Legal Descriptions for Exempt Minor Partition of Lot 4, DOGWOOD PARK, Multnomah County, Oregon

Parcel II

A tract of land, being a part of Lot 4, DOGWOOD PARK, in the southwest one quarter of Section 35, Township 1 North, Range 2 East, Willamette Meridian and being more particularly described as follows:

Beginning at the southeast corner of said Lot 4, DOGWOOD PARK; thence North 12 39' West along the easterly line of Lot 4, 118.17 feet to the true point of beginning; thence South 59°51'30" West 98.63 feet to a point on the southwesterly line of Lot 4; thence North 30°08'30" West along the southwesterly line of Lot 4, 102.35 feet to the point of intersection with the south line of the expanded south right of way line of East Burnside Street; thence along said south right of way line of East Burnside Street, South 87°28'50" East 15.91 feet; thence North 0°33'50" East 3.00 feet; thence South 87°43'45" East 84.55 feet; thence North 89°59' East 27.77 feet to the point of intersection with the easterly line of said Lot 4; thence South 12°39' East along the easterly line of Lot 4, 38.90 feet to the true point of beginning. Said tract contains 7,561 square feet, more or less.

SUBJECT TO, a sanitary sewer easement over the following described 20.00 foot wide tract, the easterly line of which is described as follows:

Beginning at a point on the southerly line of the above described tract which is South 59°51'30" West 9.85 feet from the southeast corner thereof; thence North 42.90 feet to the south right of way line of East Burnside Street, realigned.

REGISTERED  
OREGON  
LAND SURVEYOR

*Richard S. Love*

JULY 8, 1966  
RICHARD S. LOVE  
747

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #174)  
Date 16 FEB. 1990  
by *David H. Prescott*  
Land Development Section  
MULTI CO ENVIRON SERVICE

NOTE: ACCESS TO E. BURNSIDE ST. (FOR PARCEL II) HAS BEEN APPROVED BY MULT. CO. AS PER LETTERS DATED 12/29/83 TO MR. TRAU FROM DICK SODERQUIST AND BY MEMO (405BV/6561V) DATED 9/7/89 TO DAVE PRESCOTT FROM DICK HOWARD.

E. BURNSIDE STREET

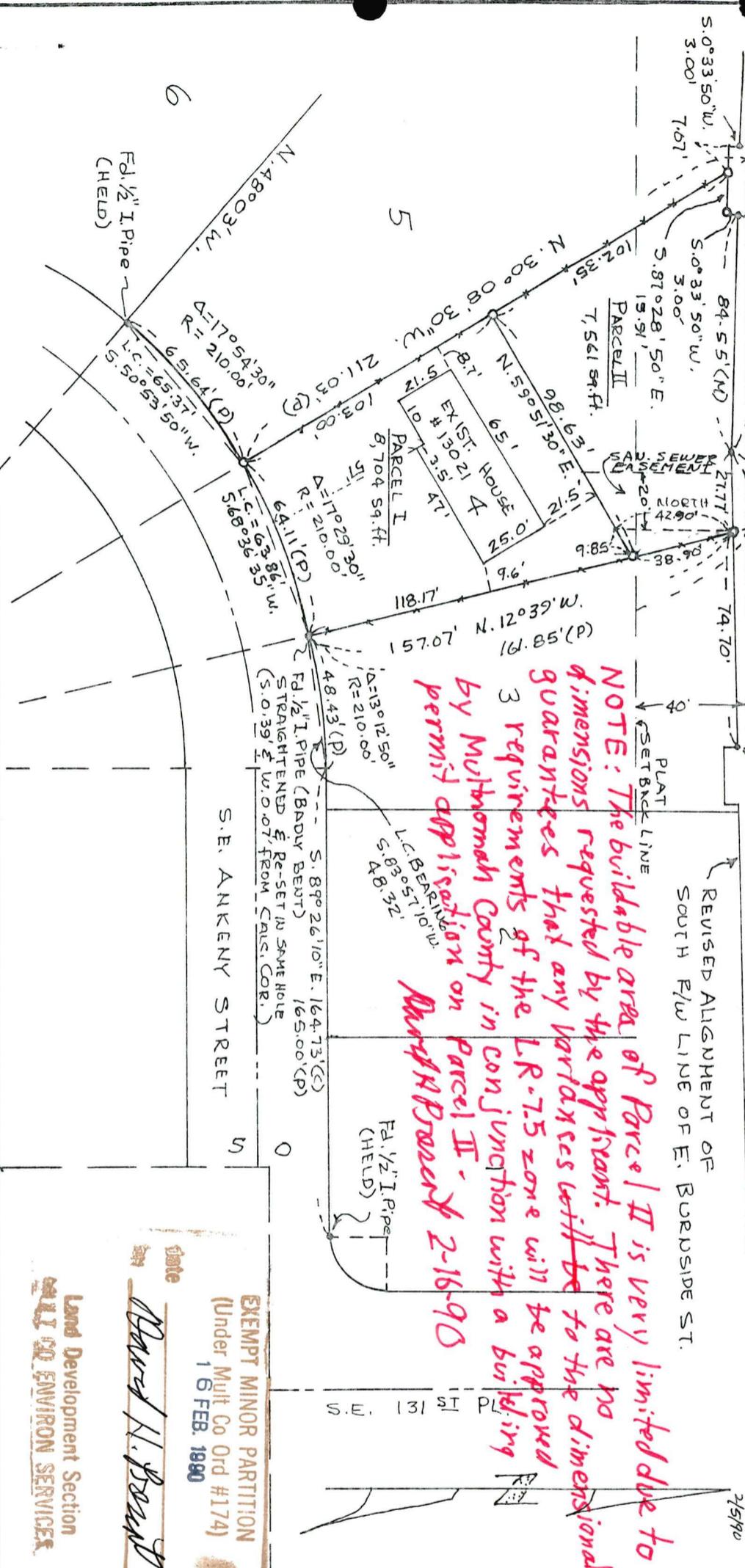
NARRATIVE:

BEARINGS FOR THIS SURVEY BASED ON PLAT. THE PURPOSE WAS TO PARTITION LOT 4 AS APPROVED BY MULT. CO. AS AN EXEMPT MINOR PART. MONUMENTS INDICATED AS (HELD) WERE USED TO CONTROL LOT SURVEY. MONUMENTS ALONG THE RE-ALIGNED SOUTH R/W LINE OF E. BURNSIDE ST. WERE ACCEPTED "AS IS" AND LOT LINES WERE INTERSECTED THEREWITH.

NOTE: THIS SURVEY IS BEING FILED TO CORRECT THE LOCATION OF THE SAN. SEWER LINE EASEMENT AS SHOWN ORIG. PLW LINE 2 ON MY PRIOR SURVEY (451547) DATED 12/29/81. *Richard*

REVISED ALIGNMENT OF SOUTH R/W LINE OF E. BURNSIDE ST.

NOTE: The buildable area of Parcel II is very limited due to dimensions requested by the applicant. There are no guarantees that any variances will be approved. 3 requirements of the LR-7.5 zone will be approved by Multnomah County in conjunction with a building permit application on Parcel II - *Richard* 2-16-90



S.E. ANKENY STREET

EXEMPT MINOR PARTITION  
(Under Mult Co Ord #1174)  
16 FEB. 1990

*David H. Boyd*

Land Development Section  
MULTI-CO ENVIRONMENTAL SERVICES

REGISTERED OREGON LAND SURVEYOR  
*Richard S. Love*  
JULY 8, 1956  
RICHARD S. LOVE  
747

JOB NO: 89-1420 (R)

LOCATION: EXEMPT MINOR PARTITION  
LOT 4, "DOGWOOD PARK", MULT. CO.  
S.W. 1/4 Sec. 35, T. 1N, R. 2E, W.M. (Sheet 3043)

CLIENT: MARY TRAU

DICK LOVE LAND SURVEYS, INC.  
19310 Abernethy Lane  
Gladstone, OR 97027-1915  
Phone: (503) 656-4915

SCALE: 1"=50'  
DATE: 2/5/90

- LEGEND:
- Found monument as shown
  - Set 1/2" iron rod with cap marked "LOVE 747"
  - (M) Measured distance
  - (C) Calculated data
  - (D) Deed data
  - (R) Record data
  - (P) Plat data
  - (Held) Monument of record used for control
  - (-x-) FENCE LINE

Center Line

East Burnside Street

Right-Of-Way  
50'



Sidewalk

N 89° 26' 12" W

130'

489 SQ.FT.

PARCEL No. 2  
8,576 ± SQ.FT.

1,040 ±

45' 00"

LOT 5

LOT 3

20'  
Proposed  
Sewer  
Easement

85'

46' 50"

108' 00"

100' 00"

N 12° 39' 00" W

161' 85"

N 30° 08' 30" W

211' 03"

HOUSE

Garage

Driveway

119' 85"

PARCEL No. 1  
8,970 ± SQ.FT.

103' 00"

64' 11"

13021  
S.E. Ankeny Street

Scale 1" = 30'  
Assessor's # 3043  
August 1, 1989

# TENTATIVE PLAN MAP

## MINOR LOT PARTITION

### LOT 4 DOGWOOD PARK

*Tentative Plan for  
Exempt Minor Partition  
OK David H. Breech 9/19/89*

Center Line



East Burnside Street

Right-Of-Way  
50'

N 89° 26' 12" W

130'

Sidewalk

489 SQ.FT.

PARCEL No. 2  
8,576 ± SQ.FT.

1,040'±

20'

Proposed  
Sewer  
Easement

LOT 3

LOT 5

108.00

40'

100'

15'

100.00

25'

16'

119.85"

64'11"

103.03

10'±

211'03"

N 30° 08' 30" W

119.85"

16'±

58.19'

N 12° 39' 00" W

45.00'

85

HOUSE

Garage

Driveway

PARCEL No. 1  
8,970 ± SQ.FT.

13021  
S.E. Ankeny Street

Scale 1" = 30'  
Assessor's # 3043  
August 1, 1989

# TENTATIVE PLAN MAP

## MINOR LOT PARTITION

### LOT 4 DOGWOOD PARK

*Better -  
more buildable area on Parcel 2*

Center Line



East Burnside Street

Right-Of-Way  
50'

Sidewalk

N 89° 26' 12" W

130'

489 SQ.FT.

PARCEL No. 2  
8,576 ± SQ.FT.

1,040 ±

40'

20'

Proposed  
Sewer  
Easement

45'00"

LOT 3

LOT 5

108'00"

10'

100'00"

15'

25'

N 12° 39' 00" W

161'85"

N 30° 08' 30" W

211'03"

HOUSE

Garage

Driveway

PARCEL No. 1  
8,970 ± SQ.FT.

116'85"

13021  
S.E. Ankeny Street

**WORSE ~**  
**Less buildable area on**  
**Parcel 2**

Scale 1" = 30'  
Assessor's # 3043  
August 1, 1989

**TENTATIVE PLAN MAP**  
**MINOR LOT PARTITION**  
**LOT 4 DOGWOOD PARK**

Center Line



East Burnside Street

Right-Of-Way  
50'

Sidewalk

N 89° 26' 12" W

130'

489 SQ.FT.

PARCEL No. 2  
8,576 ± SQ.FT.

1,040 ±

20'

Proposed  
Sewer  
Easement

LOT 5

LOT 3

108.00

100.00

N 30° 08' 30" W

211'03"

103.03

10'

Driveway

HOUSE

Garage

PARCEL No. 1  
8,970 ± SQ.FT.

64'11"

13021  
S.E. Ankeny Street

Scale 1" = 30'  
Assessor's # 3043  
August 1, 1989

# TENTATIVE PLAN MAP

## MINOR LOT PARTITION

### LOT 4 DOGWOOD PARK



**Multnomah County, Oregon**

To Dave

Date 9-18 Time 10:19

**WHILE YOU WERE OUT**

M. MARYTEAN

of \_\_\_\_\_

Phone \_\_\_\_\_

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	
RETURNED YOUR CALL	<input type="checkbox"/>	WILL CALL AGAIN	
<del>WANTS TO SEE YOU</del>	<input checked="" type="checkbox"/>	RUSH	

Message \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





DAVID please see me  
John  
Multnomah County, Oregon

To \_\_\_\_\_ LS

Date 9-5 Time 10:55

**WHILE YOU WERE OUT**

M \_\_\_\_\_ MARY TRAN

of \_\_\_\_\_  
Phone 254-1718

TELEPHONED	X	PLEASE CALL	X
RETURNED YOUR CALL		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	

Message \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



OFFICE MEMORANDUM . . . DEPARTMENT OF ENVIRONMENTAL SERVICES

TO: Dave Prescott/Planning Division,  
John Dorst/Transportation Division

FROM: Dick Howard/Transportation Division *Dick Howard*

DATE: September 7, 1989

SUBJECT: East Burnside Street/13021 SE Ankeny Street  
Tax Lot 9/Lot 4/Dogwood Park

Dedicate:

No right-of-way dedications are required.

No right-of-way improvements are required.

Furnish deed restrictions committing property owner to participate in future right-of-way improvements.

Construct the following improvements:  
Construct Multnomah County Standard concrete sidewalk along SE Ankeny Street.

NOTE: Pursuant to the additional information in your memo of September 6, 1989, access to East Burnside Street from this parcel will be permitted if the lot is subdivided as proposed. (You may wish to incorporate provisions to ensure that double access does not result from this commitment).

RTH/js  
cc: Fred Veith

4058V/6561V

RECEIVED  
SEP 12 1989

Multnomah County  
Zoning Division



# MULTNOMAH COUNTY OREGON

DIVISION OF PLANNING & DEVELOPMENT/2115 S.E. MORRISON/PORTLAND, OREGON 97214

## MEMO

TO: Dick Howard

FROM: Dave Prescott *DP*

SUBJECT: Property at 13021 S.E. Ankeny Street/Tax Lot 9 of Lot 4,  
Dogwood Park

DATE: September 6, 1989

This is regarding our telephone conversation of Thursday, August 31, 1989. My answers to your questions are as follows:

1. There is no non-access reservation along the north line of the site. Tax Lot 10 of Lot 4 has been cancelled into the street (see attached A & T printout).
2. The site is zoned LR-7.5 and not TLR-5; therefore, the transit section of the Zoning Ordinance is not applicable.
3. Lorna Stickel's April 13, 1984 letter to Ms. Tran is still applicable because the site is not in the TLR-5 zone.

Referring to the attached map, the question we need answered is:

**Will the County Engineer allow a driveway access onto E. Burnside Street from the proposed Parcel 2?**

If the answer to this question is yes, then we will be able to approve division of the site as an "exempt minor partition."

If you have any questions, please let me know.

cc: Lorna Stickel

Center Line

East Burnside Street

Right-Of-Way  
50'



Sidewalk

N 89° 26' 12" W 130'

489 SQ.FT.

PARCEL No. 2  
8,576 ± SQ.FT.

1,040φ

20'

Proposed  
Sewer  
Easement

45'00"

LOT 3

LOT 5

108'00"

100'00"

N 12° 39' 00" W

161'85"

N 30° 08' 30" W

211'03"

HOUSE

Garage

103'03"

Driveway

116'85"

PARCEL No. 1  
8,970 ± SQ.FT.

13021  
S.E. Ankeny Street

Scale 1" = 30'  
Assessor's # 3043  
August 1, 1989

# TENTATIVE PLAN MAP

## MINOR LOT PARTITION

### LOT 4 DOGWOOD PARK

\*\*\* MULTNOMAH COUNTY DIVISION OF A&T \*\*\* R001-NALMOD 09/06/89 8:34 PAGE 1  
ACCT. NUMBER R-21100-0070 L/C 140 REQUEST BY

NAME TRAN, MINH VAN & MARY L PROP 13021 SE ANKENY ST  
PORTLAND, OR 97233  
YR-AQ 82 BK/PG 1608/1515 STATUS  
MAIL 13021 SE ANKENY ST 1989/90 TO BE REAP FOR JAN 1, 1992  
PORTLAND, OREGON 97233 YR APPR 86 VCHR # ACTION 869071  
MAP 3043 CENSUS TRACT 092.01 VCHR # DIVISION 869071  
ANNEX SID 1N2E35CD 2800 DIV STATUS C102086

----- LEGAL DESCRIPTION -----

ADD DOGWOOD PK LOT BLOCK  
TL 9 OF 4

----- LAND AND IMPROVEMENT CHARACTERISTICS ----- \*\*\* 10/23/86 \*\*\*  
RATIO CODE 141 2 APPR DISTRICT AREA 17,546 SF ZONING LR75  
CLASS 5 ONE STORY W/ BSMT % IMP GOOD NEIGHBORHOOD 080  
USE DWG SGL YR BUILT 1956 BDRMS 3 STORIES 1.0  
LIVING AREA 1,128 ARCH RESIDENCE, CONS

\*\*\* MULTNOMAH COUNTY DIVISION OF A&T \*\*\* R001-NALMOD 09/06/89 8:34 PAGE 1  
ACCT. NUMBER R-21100-0060 L/C 140 REQUEST BY

CANCELLED  
NAME OREGON STATE OF PROP  
DEPT OF TRANS  
YR-AQ 85 BK/PG 1821/1696 STATUS  
MAIL DEPT OF TRANS BLDG #119 1989/90 NEW PLAT/DIVISION  
SALEM, OR 97310 YR APPR 86 VCHR # ACTION 881222  
MAP 3043 CENSUS TRACT 092.01 VCHR # DIVISION 881222  
ANNEX SID DIV STAT CHNGC050189

----- LEGAL DESCRIPTION -----

ADD DOGWOOD PK LOT BLOCK  
CANCEL ACCOUNT  
INTO STREET

----- LAND AND IMPROVEMENT CHARACTERISTICS ----- \*\*\* 04/09/86 \*\*\*  
RATIO CODE 170 2 APPR DISTRICT AREA ZONING LR75  
CLASS VACANT LAND % IMP GOOD NEIGHBORHOOD 080  
USE VAC LND YR BUILT 0000 UNITS STORIES  
LIVING AREA ARCH CONS



OFFICE MEMORANDUM . . . DEPARTMENT OF ENVIRONMENTAL SERVICES

TO: Dave Prescott/Planning Division  
FROM: Dick Howard/Transportation Division *Dick Howard*  
DATE: August 14, 1989  
SUBJECT: 13021 SE Ankeny Street/Tax Lot 9/Lot 4/Dogwood

The proposal would create a problem that does not presently exist----namely a new lot requiring access to East Burnside Street, in conflict with the transit ordinance. Further, any access to the site from East Burnside Street would require a driveway with built in site problems, plus no room for visitor parking.

It is my understanding that the owner of Lot 5 was, or is, also interested in creating a new lot as well. The possibility of creating a shared accessway along the common line of the two lots may make the proposals feasible without compromising public safety on East Burnside Street, or jeopardizing the transit ordinance, which, I understand, is intended to be strictly enforced.

cc: Fred Veith

RTH/js  
6455V

RECEIVED

AUG 15 1989

Multnomah County  
Zoning Division



DEPARTMENT OF ENVIRONMENTAL SERVICES  
DIVISION OF PLANNING AND DEVELOPMENT  
LD 25-88  
2115 SE MORRISON STREET  
PORTLAND, OREGON 97214 (503) 248-3043

RECEIVED  
AUG 15 1989

Multnomah County  
Zoning Division

### REQUEST FOR COMMENTS

CASE NO: "EMP Lot 4, Dogwood Park"  
PROPOSAL: 2-lot land division  
TO: Ray Morrison, Mike Ebeling  
FROM: Planning & Development Division  
DATE: 8/10/89

The Division of Planning and Development has received an application for a 2-lot land division for the property described below. The Site Plan is attached.

ADDRESS: 13021 SE Ankeny St  
LEGAL DESCRIPTION: TL '9' of Lot 4, Dogwood Park  
MAP NUMBER: 3043  
ZONE: LR 7.5

A Tentative Plan Decision will be issued on this case on ASAP. Please furnish any comments you may have to this office as soon as possible.

Thank you for your assistance. **Mike: Per our discussion on 8/8/89 - could you just note on attached San. Review form what the status would be, esp. for Parcel 2. THANKS!**

Center Line



East Burnside Street

Right-Of-Way  
50'

N 89° 26' 12" W

130'

Sidewalk

489 SQ.FT.

PARCEL No. 2  
8,576 ± SQ.FT.

1,040φ

20'  
Proposed  
Sewer  
Easement

LOT 3

LOT 5

108'00"

100'00"

N 30° 08' 30" W

211'03"

N 12° 39' 00" W

161'85"

HOUSE

Garage

Driveway

PARCEL No. 1  
8,970 ± SQ.FT.

119'85"

103'03"

64'11"

13021  
S.E. Ankeny Street

Scale 1" = 30'  
Assessor's # 3043  
August 1, 1989

# TENTATIVE PLAN MAP

## MINOR LOT PARTITION

### LOT 4 DOGWOOD PARK

# APPLICATION FOR SANITARIAN'S REVIEW

CASE NUMBER

DEPT. OF ENVIRONMENTAL SERVICES  
DIVISION OF PLANNING AND DEVELOPMENT  
LAND DEVELOPMENT SECTION

2115 S.E. MORRISON ST.  
PORTLAND, OREGON 97214  
(503) 248-3043

ADDRESS OF PROPOSED USE OR PARCEL \_\_\_\_\_

LEGAL DESCRIPTION OF SITE \_\_\_\_\_

ASSESSOR'S MAP NO. \_\_\_\_\_

DESCRIPTION OF PROPOSED USE \_\_\_\_\_

IF RESIDENTIAL USE, DESCRIBE TOTAL NUMBER OF BEDROOMS \_\_\_\_\_

### —TO THE APPLICANT—

ANY LAND USE INVOLVING A NEW OR EXPANDED USE OR INVOLVING CREATION OF A NEW PARCEL REQUIRES AUTHORIZATION BY THE COUNTY SANITARIAN. THEREFORE, PLEASE COMPLETE THE APPLICABLE SECTIONS OF THIS FORM AND DELIVER IT TO THE COUNTY SANITARIAN AT THE ADDRESS ABOVE, PRIOR TO MAKING ANY APPLICATIONS. AFTER THE SANITARIAN HAS REVIEWED AND RETURNED THIS FORM TO YOU, INCLUDE IT WITH YOUR APPLICATION. IF YOU PROPOSE TO CREATE A FLAG LOT OR A LOT SERVED BY AN ACCESSWAY, OR ANY USE ON A SITE WHERE AN EXISTING RESIDENCE WILL BE RETAINED, YOU MUST ACCOMPANY THIS FORM WITH A SCALED SITE PLAN SHOWING THE LOCATION OF THE EXISTING RESIDENCE'S SEWAGE AND STORM WATER DISPOSAL SYSTEMS WHEN SUBMITTING THIS FORM TO THE SANITARIAN.

APPLICANT \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

CITY \_\_\_\_\_ ZIP \_\_\_\_\_

### —APPLICANT SHOULD NOT WRITE IN SHADED SPACE—

BASED ON PRESENT KNOWLEDGE OF THE AREA AND OF THE PROPOSED USE DESCRIBED ABOVE, AND ON CURRENT REGULATIONS OF THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY, THE COUNTY SANITARIAN HEREBY FINDS THAT THE PROPOSED USE CAN BE SERVED BY:

(PLEASE CHECK APPROPRIATE BOX AND CROSS OUT INAPPROPRIATE INFORMATION.)

A SANITARY SEWER SYSTEM WHOSE NEAREST CONNECTION IS LOCATED AT ON EAST  
RUNSIDE & 130<sup>TH</sup>

AND IS LOCATED IN THE INVERNESS/GRESHAM/PORTLAND SERVICE AREA.

OTHER (DESCRIBE) \_\_\_\_\_

A SUBSURFACE SANITATION SYSTEM IN THE FORM OF: A CESSPOOL/SEPTIC TANK/  
SEPTIC TANK AND DRAINFIELD/SEPTIC TANK AND SEEPAGE PIT/OTHER (DESCRIBE) \_\_\_\_\_

PRESENT KNOWLEDGE OF THIS AREA IS INCONCLUSIVE AND FURTHER STUDIES WILL BE REQUIRED TO DETERMINE SUITABLE MEANS OF SANITARY WASTE DISPOSAL.

LAND FEASIBILITY STUDY NO. \_\_\_\_\_ WAS CONDUCTED ON THIS SITE ON (DATE): \_\_\_\_\_

(PLEASE ATTACH COPY.)

DATE 8/14/89

Michael Schuler R.  
COUNTY SANITARIAN

RETURN THIS FORM TO THE APPLICANT

**Multnomah County, Oregon**

To \_\_\_\_\_

Date ~~8/11~~ 8/14 Time 1:05 pm

**WHILE YOU WERE OUT**

M. s Tran

of \_\_\_\_\_

Phone \_\_\_\_\_

TELEPHONED		PLEASE CALL	
RETURNED YOUR CALL		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	

Message ← status

→ no response from  
San. & Eng.

→ will call " ? "

← will call back 8/15

By;

**Multnomah County, Oregon**

To

*DAVE*

Date

*8-10*

Time

*12*

**WHILE YOU WERE OUT**

M

*Mary TRAN*

of

Phone

*254/1718*

TELEPHONED		PLEASE CALL	
RETURNED YOUR CALL		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	

Message

*R 12:02 8/10/89*

pd - 57



By ;



DEPARTMENT OF ENVIRONMENTAL SERVICES  
DIVISION OF PLANNING AND DEVELOPMENT

LD 25-88

2115 SE MORRISON STREET

PORTLAND, OREGON 97214 (503) 248-3043

GOT: 8/11 Map  
San. Rev. App

### REQUEST FOR COMMENTS

CASE NO: "EMP Lot 4, Dogwood Park"  
PROPOSAL 2-lot land division  
TO: Ray Morrison, Mike Ebeling  
FROM: Planning & Development Division  
DATE: 8/10/89

The Division of Planning and Development has received an application for a 2-lot land division for the property described below. The Site Plan is attached.

ADDRESS: 13021 SE Arkeny St  
LEGAL DESCRIPTION: TL '9' of Lot 4, Dogwood Park  
MAP NUMBER: 3043  
ZONE: LR 7.5

A Tentative Plan Decision will be issued on this case on ASAP. Please furnish any comments you may have to this office as soon as possible.

Thank you for your assistance. Mike: Per our discussion on 8/8/89 - could you just note on attached San. Review form what the states would be, esp. for Parcel 2. THANKS!



DEPARTMENT OF ENVIRONMENTAL SERVICES  
DIVISION OF PLANNING AND DEVELOPMENT  
LD 25-88  
2115 SE MORRISON STREET  
PORTLAND, OREGON 97214 (503) 248-3043

GOT • 8/1/89 map  
• LS letters of 4/13 & 9/5/84

### REQUEST FOR COMMENTS

CASE NO: "EMP Lot 4, Dogwood Park"  
PROPOSAL 2-lot land division  
TO: Ray Morrison, Mike Ebeling  
FROM: Planning & Development Division  
DATE: 8/10/89

The Division of Planning and Development has received an application for a 2-lot land division for the property described below. The Site Plan is attached.

ADDRESS: 13021 SE Ankeny St  
LEGAL DESCRIPTION: TL '9' of Lot 4, Dogwood Park  
MAP NUMBER: 3043  
ZONE: LR 7.5

A Tentative Plan Decision will be issued on this case on ASAP. Please furnish any comments you may have to this office as soon as possible.

Thank you for your assistance. Ray: Per our tel. discussion on 8/10/89. I need memo from you on Engineering Services Div. position on access from E. Burnside. Note they lack enough room for a flag lot panhandle off Ankeny. If you need more info let me know. DAVE.

Multnomah County, Oregon

DAVE

To \_\_\_\_\_

Date

8-9-89

Time

8:45 AM

**WHILE YOU WERE OUT**

M. \_\_\_\_\_

ROY MORRISON

of \_\_\_\_\_

3639

Phone \_\_\_\_\_

TELEPHONED		PLEASE CALL	
RETURNED YOUR CALL		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	

Message \_\_\_\_\_



send msg  
will return

pd - 57



By ;

**Multnomah County, Oregon**

To Dave  
Date 8/8/89 Time AM

**WHILE YOU WERE OUT**

M Mary TRAND  
of \_\_\_\_\_  
Phone 254-1718

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
RETURNED YOUR CALL	<input checked="" type="checkbox"/>	WILL CALL AGAIN	<input checked="" type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>

Message Dogwood park

after '95 R 8/8



By: [Signature]

8/8/89 GC

- should have building "envelope" shown on final partition map. This will show buildable area w/ 15' rear yard setback

To approve as EMP, we need

- access to Burnside approved by Engineering
- Sanitation approval for existing cesspool for house on parcel 1 to be on Parcel ~~1~~ ~~if necessary~~ 2 if necessary.
- Show setbacks on Parcel 2 so buyer knows where they can build.



LR 7.5 20F 10S 15R

• will state grand access

2

• " Eng. Svc. Div. "

117

EMP

• San. approval

• Show SB's on EPN

8/8/89

Need questionnaire re  
plan-shown knowledge  
area w 15' near  
backtrack

• Check output plat MM  
1353

COUNTER 8/7/89  
MARY TRAN  
254-1718

50  
20x5  

---

1000

Center Line

East Burnside Street

Right-Of-Way  
50'



Sidewalk

N 89° 26' 12" W

130'

489 SQ.FT.

PARCEL No. 2  
8,576 ± SQ.FT.

LOT 5

1,040φ

20'  
Proposed  
Sewer  
Easement

LOT 3

108.00

100.00

N 30° 08' 30" W

211.03"

10'

105.03

House

Garage

Driveway

PARCEL No. 1  
8,970 ± SQ.FT.

N 12° 39' 00" W

161.85'

116.85"

64' 11"

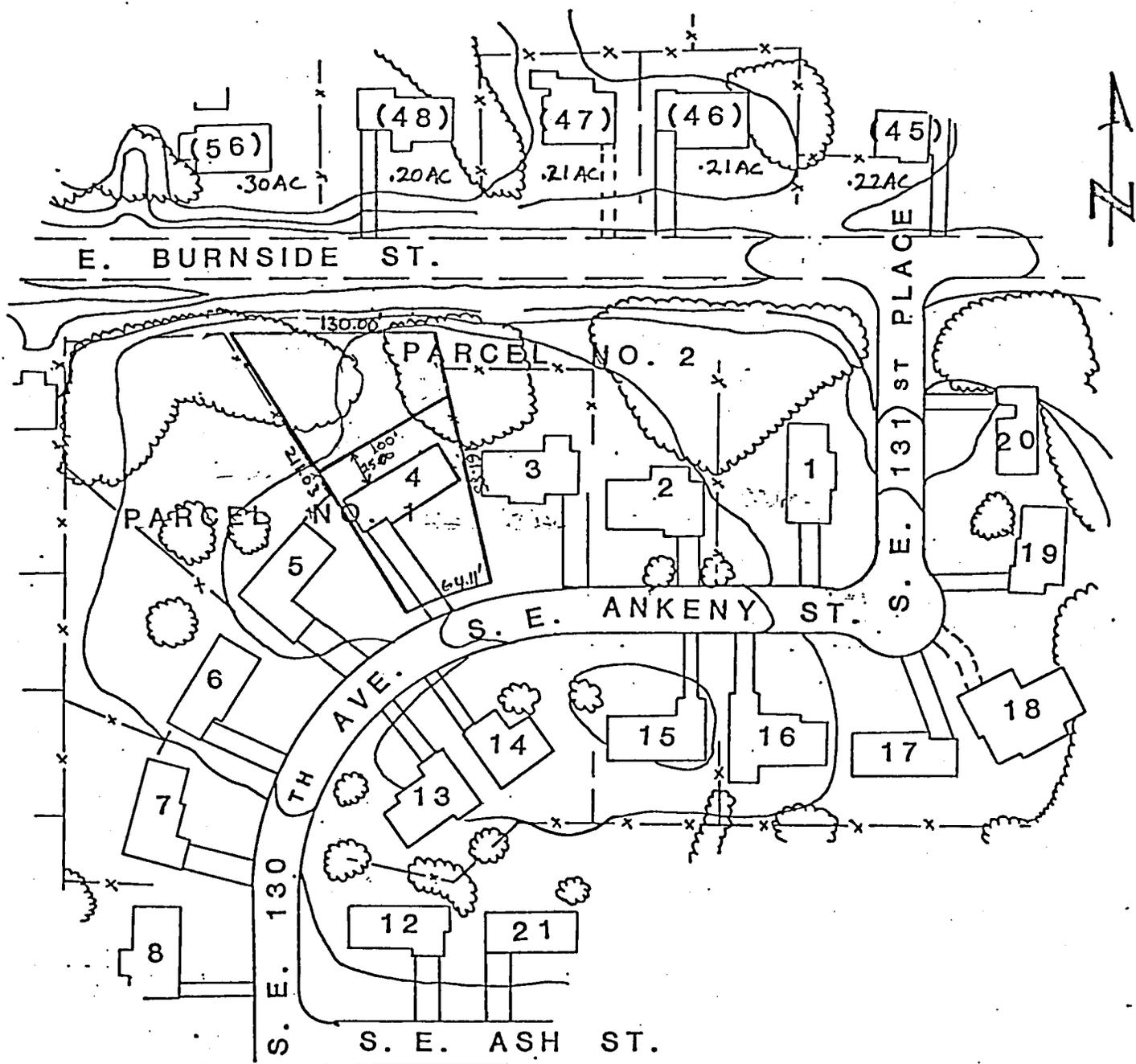
13021  
S.E. Ankeny Street

Scale 1" = 30'  
Assessor's # 3043  
August 1, 1989

# TENTATIVE PLAN MAP

## MINOR LOT PARTITION

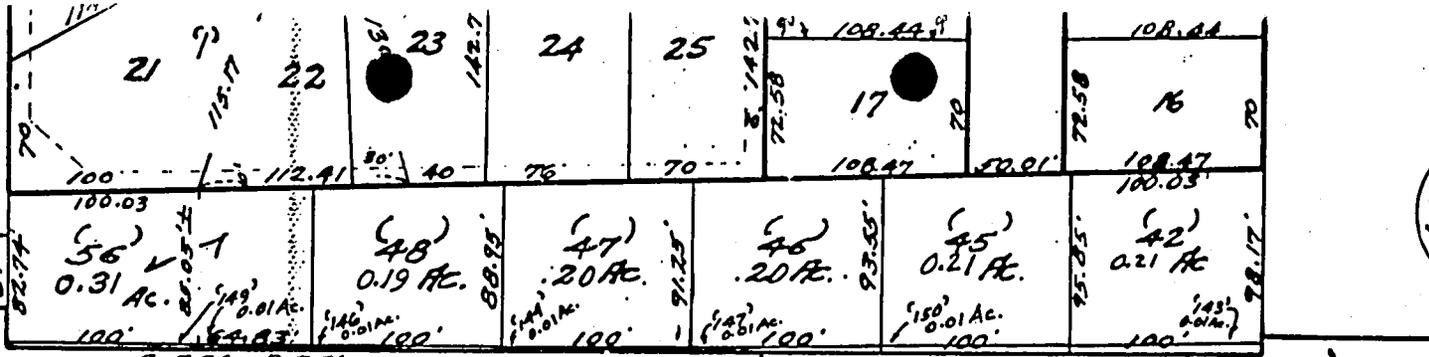
### LOT 4 DOGWOOD PARK



SCALE 1"=100'  
 AUGUST 6, 1989  
 ASSESSOR'S # 3043

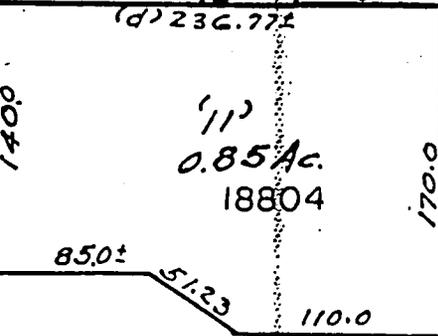
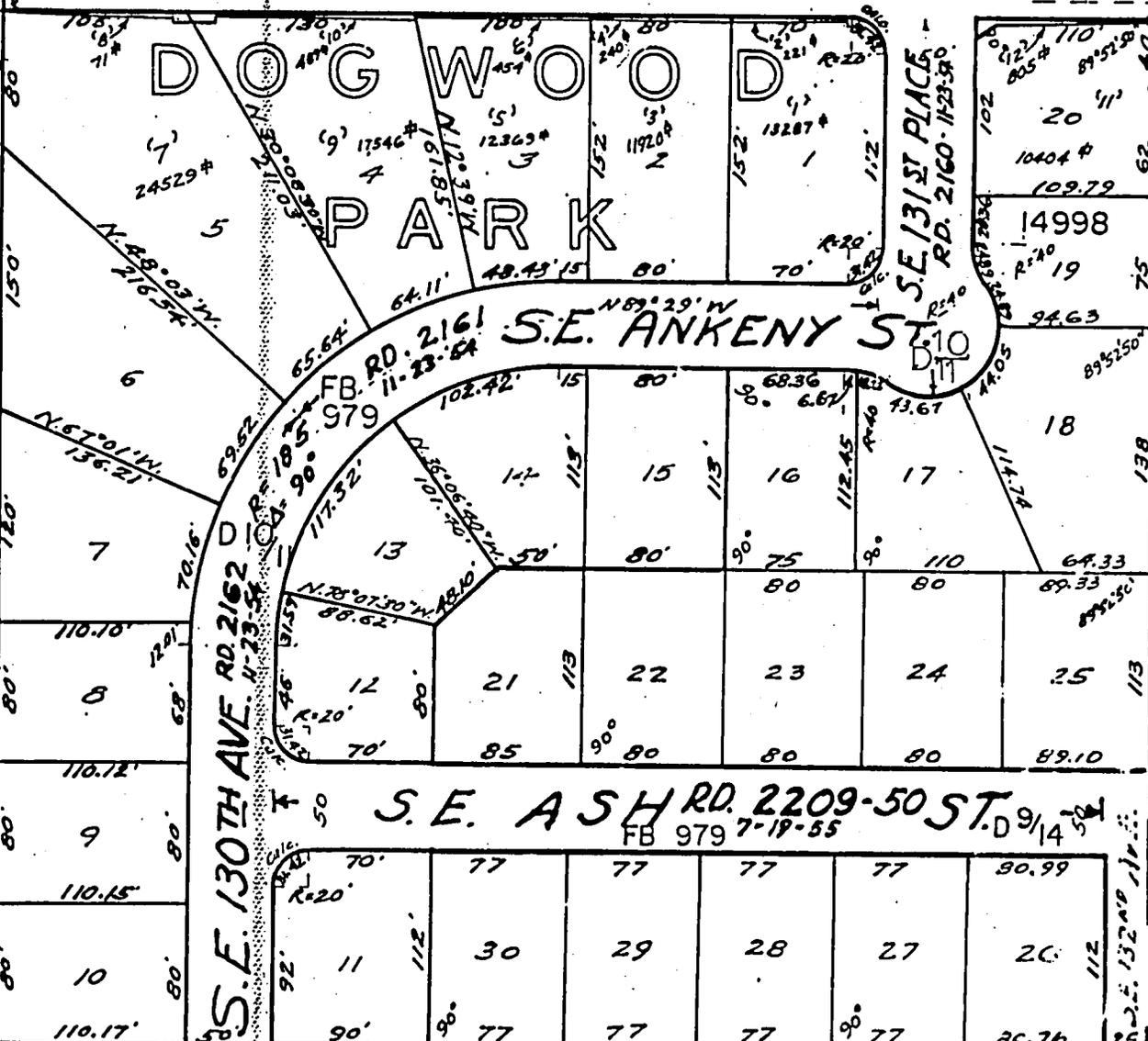
PERIPHERAL AREA MAP  
 MINOR LOT PARTITION  
 LOT 4 DOGWOOD PARK

S W 1/4, SEC. 35, T. 1N, R. 2E, W.M.,  
 MULT. CO. ORE.



ST.

49826+  
Y6/1 = 49675+



SW 1/4 SEC. 35 IN 2E

MAP # 3043

Rec. July 27, 1987

Conceded



# MULTNOMAH COUNTY OREGON

DIVISION OF PLANNING AND DEVELOPMENT  
2115 S.E. MORRISON  
PORTLAND, OREGON 97214  
(503) 248-3591

DENNIS BUCHANAN  
COUNTY EXECUTIVE

April 13, 1984

Mr. Minh Tran  
13021 SE Ankeny  
Portland, Oregon 97233

Dear Mr. Tran:

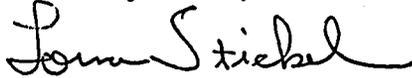
You have inquired about the buildable status of the back half of your lot in Dogwood Park (Lot 4). We have evaluated the current status of the required setbacks and conclude that although it would be difficult, it is possible that a second lot could be approved as a Type 111 Land Division. However, as currently proposed, the plans submitted by Tri-Met to build a 6-foot retaining wall along your north property line make it unlikely that an access could be approved onto Burnside. The primary problem is that an access cannot be approved onto Burnside with simply a cut into a 6-foot retaining wall since the resulting sight distance out of this cut would be close to zero. Our Engineering Services staff have indicated that if some other arrangement can be made with Tri-Met to provide a driveway access where the sight distance is acceptable (such as with a removed bank) then they probably would approve the access. Normally we would prefer to see our access onto SE Ankeny, but in your case the location of existing houses make this impossible without tearing down part of the house and variances to some setbacks.

One additional point that you should be aware of is that the Dogwood Park Addition contains a 40-foot setback requirement from the current Burnside right-of-way line. In order to make your north half lot buildable you would have to sign a cesspool easement for this front lot as part of the drainage area for the cesspool for your existing house. This is so you could get your proposed southern lot line within 15-feet of your existing house (see attached map). This is so both lots could meet the required 15-foot rear yard setbacks. Some variance to this requirement one way or the other may be possible (up to 25% variances can be staff approved if conditions are acceptable.

1

You will need to work with both Tri-Met and our Engineering Services staff if you are to get an approved access plan onto Burnside Street.

Sincerely Yours,



Lorna Stichel  
Planning Director

LS:mb/138M

cc: Dick Soderquist

Enclosure



# MULTNOMAH COUNTY OREGON

Mult. Co. Re 40' Setback  
to ODOT

DIVISION OF PLANNING AND DEVELOPMENT  
2115 S.E. MORRISON  
PORTLAND, OREGON 97214  
(503) 248-3047

DENNIS BUCHANAN  
COUNTY EXECUTIVE

September 5, 1984

Paul Harris  
c/o ODOT - Right-of-Way  
5821 NE Glisan Street  
Portland, Oregon 97213

RE: Lot 4, Dogwood Park  
Mr. Tran's Property

Dear Mr. Harris:

You have asked what the County's position would be on the 40-foot setback placed on Mr. Tran's property in Dogwood Park (Lot 4) on East Burnside Street. You ask if the 40-foot setback shown on the 1953 plat would be moved back as land on the north is purchased for the right-of-way. It is my opinion that the County staff would not require this 40-foot setback to start at the edge of the new right-of-way line. This is for three reasons:

- 1). The placement of the 40-foot setback in the Dogwood Park double frontage lots in 1953 was to prevent the back halves of those lots which had the required lot area from being developable, which under the setbacks required from 1953 to 1979 this would have been true. Since 1979, however, the rear yard setback for LR-7.5 would have changed this picture and made these Lots 4 and 5 eligible for two lots even with the 40-foot front setback required by the plat. So the purpose for which the 40-foot setback was established is no longer relevant.
- 2). Our current standard is 30-foot setback for LR-7.5.
- 3). Nowhere in the written deed restrictions does it require that the 40-feet be measured from any future right-of-way line.

Mr. Harris  
Page 2  
September 5, 1984

With all of these facts being relevant, we would at this time recognize that the 40-foot setback applies on the basis of the right-of-way line as it existed in 1953. Therefore, any subsequent right-of-way takes would be subtracted from the 40 feet down to either the current 30-foot front setback or to whatever was needed to still meet the needed lot area coverage of 7,500 square feet for the second lot.

Sincerely,

MULTNOMAH COUNTY DIVISION OF PLANNING AND DEVELOPMENT

Lorna Stickle, Planning Director

LS:sec/0152L

cc: Mr. Tran, 13021 SE Ankeny Street, 97233  
Dick Soderquist, Multnomah County Engineering Department

STUFF FROM  
LORNA'S  
FILE



*Jowa*

## MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES  
2115 S.E. MORRISON  
PORTLAND, OREGON 97214  
(503) 248-5000

DENNIS BUCHANAN  
COUNTY EXECUTIVE

April 30, 1984

Mary & Minh Tran  
13021 S.E. Ankeny  
Portland, Oregon 97236

Dear Mr. & Mrs. Tran:

You have requested the installation of two house branches to your property abutting East Burnside Street at the time that the sewer line is installed. This request, as I understand from you, is in anticipation of your lot being subdivided in the future and construction of a house on the new lot.

We have instructed the Contractor to make this change; the designs show it placed in what appears to be the most logical place for the lateral to be located. You should be aware that at this juncture, the location is little more than random and that additional costs incurred at time of connection, because of its placement in a less suitable location, will be borne by the property owner.

Making this addition does not in anyway imply that subdividing the lot is approved. It is being made to accommodate sewer construction timing, with the thought in mind that if your property is subdivided in the future, the extra lateral will be there when needed and service will not have to be interrupted.

Having contacted our Planning Division Staff, I know that you are aware of the process required to apply for a lot subdivision. I would reiterate, also, that the Engineering Staff must approve access designs. So, while it may seem premature to you, I would advise ensuring the site distance problems are resolved prior to Trimet's installation of any structure or landscaping on the bank at the rear of your property.

Page 2  
April 30, 1984

Additionally, since you will receive service from Burnside Street to the existing house, you will need to keep in mind arrangements for a sewer easement for your purposes if you do subdivide the lot. If you have other questions, please let me know.

Sincerely,



Judi Mandt  
Staff Assistant

JM:cak

cc: ✓ Lorna Stickel  
Dick Soderquist



# MULTNOMAH COUNTY OREGON

DIVISION OF PLANNING AND DEVELOPMENT  
2115 S.E. MORRISON  
PORTLAND, OREGON 97214  
(503) 248-3047

DENNIS BUCHANAN  
COUNTY EXECUTIVE

May 1, 1986

Gail Webb  
7150 SW Hampton Street, #208  
Portland, Oregon 97223

RE: Lot 4, Dogwood Park

Dear Mr. Webb:

You have inquired about the buildable status of Lot 4, Dogwood Park owned by a Mr. Mink Tran. The area is zoned LR-7.5, which requires 7,500 square feet for each building site. I have advised Mr. Tran, as per the attached April 13, 1985 letter, that it appears that a second lot is developable. It would have the necessary area, and can meet the required setbacks and required house size of 1,800 square feet (a requirement by deed restriction). Such a second lot would require a cesspool easement for the already built house, but since the same owner would divide the property, this should not present a problem.

A specific question was raised about the special 40-foot setback required by the Dogwood Plat. As per my September 5, 1984 letter to Mr. Paul Harris, I have determined that this setback would apply to the right-of-way as it existed in 1953, not as it would exist in subsequent years.

It is necessary to point out that the above information is based upon the materials submitted to us by Mr. Tran. A final decision would have to be based upon a submission of an actual land division application, which has not been made at this point.

Sincerely,

MULTNOMAH COUNTY DIVISION OF PLANNING AND DEVELOPMENT

Lorna Stichel, Planning Director

LS:sec/0590L

cc: Mr. Tran, 13021 SE Ankeny Street, 97233

Enclosures

September 5, 1984

Paul Harris  
c/o ODOT - Right-of-Way  
5821 NE Glisan Street  
Portland, Oregon 97213

RE: Lot 4, Dogwood Park  
Mr. Tran's Property

Dear Mr. Harris:

You have asked what the County's position would be on the 40-foot setback placed on Mr. Tran's property in Dogwood Park (Lot 4) on East Burnside Street. You ask if the 40-foot setback shown on the 1953 plat would be moved back as land on the north is purchased for the right-of-way. It is my opinion that the County staff would not require this 40-foot setback to start at the edge of the new right-of-way line. This is for three reasons:

- 1). The placement of the 40-foot setback in the Dogwood Park double frontage lots in 1953 was to prevent the back halves of those lots which had the required lot area from being developable, which under the setbacks required from 1953 to 1979 this would have been true. Since 1979, however, the rear yard setback for LR-7.5 would have changed this picture and made these Lots 4 and 5 eligible for two lots even with the 40-foot front setback required by the plat. So the purpose for which the 40-foot setback was established is no longer relevant.
- 2). Our current standard is 30-foot setback for LR-7.5.
- 3). Nowhere in the written deed restrictions does it require that the 40-feet be measured from any future right-of-way line.

*R 7.5  
REAR  
WAS 25'  
NOW 27.5'  
15'*

Mr. Harris

Page 2

September 5, 1984

With all of these facts being relevent, we would at this time recognize that the 40-foot setback applies on the basis of the right-of-way line as it existed in 1953. Therefore, any subsequent right-of-way takes would be subtracted from the 40 feet down to either the current 30-foot front setback or to whatever was needed to still meet the needed lot area coverage of 7,500 square feet for the second lot.

Sincerely,

MULTNOMAH COUNTY DIVISION OF PLANNING AND DEVELOPMENT

Lorna Stickle, Planning Director

LS:sec/0152L

cc: Mr. Tran, 13021 SE Ankeny Street, 97233  
Dick Soderquist, Multnomah County Engineering Department



# MULTNOMAH COUNTY OREGON

DIVISION OF PLANNING AND DEVELOPMENT  
2115 S.E. MORRISON  
PORTLAND, OREGON 97214  
(503) 248-3591

DENNIS BUCHANAN  
COUNTY EXECUTIVE

April 13, 1984

Mr. Minh Tran  
13021 SE Ankeny  
Portland, Oregon 97233

Dear Mr. Tran:

You have inquired about the buildable status of the back half of your lot in Dogwood Park (Lot 4). We have evaluated the current status of the required setbacks and conclude that although it would be difficult, it is possible that a second lot could be approved as a Type III Land Division. However, as currently proposed, the plans submitted by Tri-Met to build a 6-foot retaining wall along your north property line make it unlikely that an access could be approved onto Burnside. The primary problem is that an access cannot be approved onto Burnside with simply a cut into a 6-foot retaining wall since the resulting sight distance out of this cut would be close to zero. Our Engineering Services staff have indicated that if some other arrangement can be made with Tri-Met to provide a driveway access where the sight distance is acceptable (such as with a removed bank) then they probably would approve the access. Normally we would prefer to see our access onto SE Ankeny, but in your case the location of existing houses make this impossible without tearing down part of the house and variances to some setbacks.

One additional point that you should be aware of is that the Dogwood Park Addition contains a 40-foot setback requirement from the current Burnside right-of-way line. In order to make your north half lot buildable you would have to sign a cesspool easement for this front lot as part of the drainage area for the cesspool for your existing house. This is so you could get your proposed southern lot line within 15-feet of your existing house (see attached map). This is so both lots could meet the required 15-foot rear yard setbacks. Some variance to this requirement one way or the other may be possible (up to 25% variances can be staff approved if conditions are acceptable).

You will need to work with both Tri-Met and our Engineering Services staff if you are to get an approved access plan onto Burnside Street.

Sincerely Yours,

A handwritten signature in cursive script, appearing to read "Lorna Stickel".

Lorna Stickel  
Planning Director

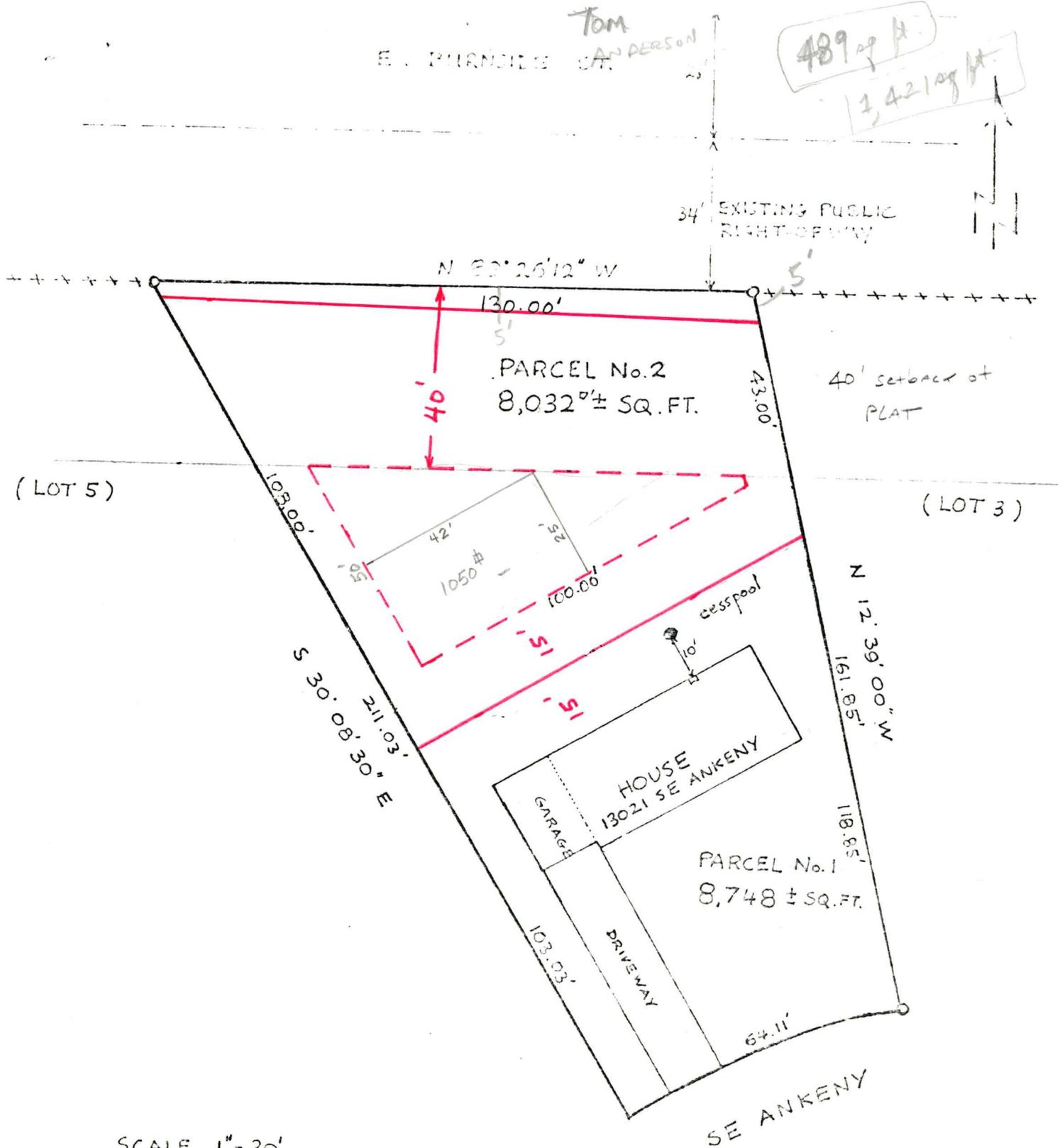
LS:mb/138M

cc: Dick Soderquist

Enclosure

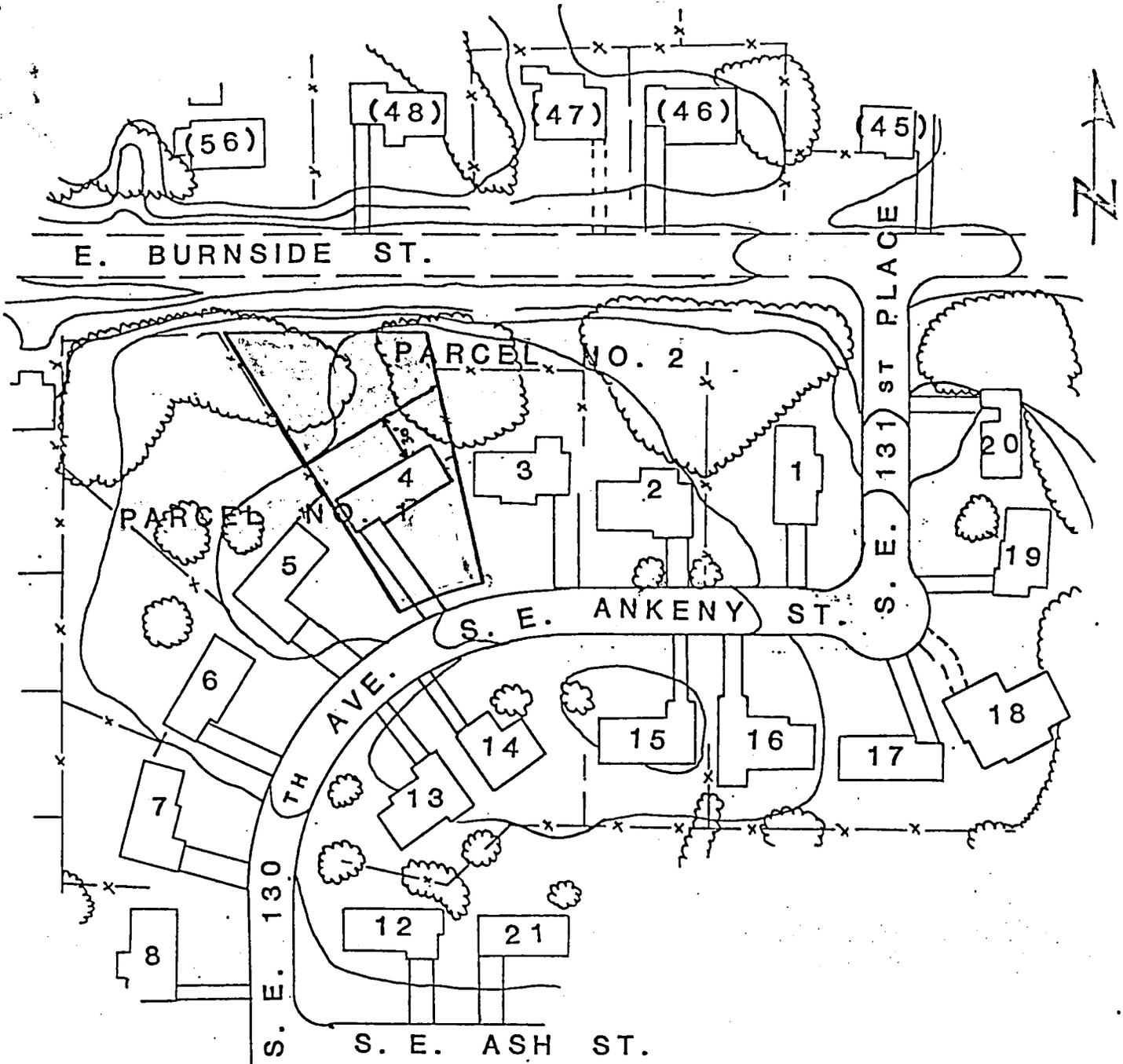
Tom  
AN PERSON  
E. PURNIDE ST.

489 sq ft.  
1,421 sq ft.



SCALE 1" = 30'  
ASSESSOR'S # 3043  
APRIL 6, 1981

TENTATIVE PLAN MAP  
MINOR LOT SUBDIVISION  
LOT 4 DOGWOOD PARK



RELIMINARY SKETCH OF A MINOR LOT  
 PARTITION OF LOT 4, DOGWOOD PARK

S W 1/4, SEC. 35, T. 1 N., R. 2 E., W.M., MULT. CO., ORE.

FOR MINH & MARY TRAN 13021 S. E. ANKENY ST.

SCALE 1" = 100'

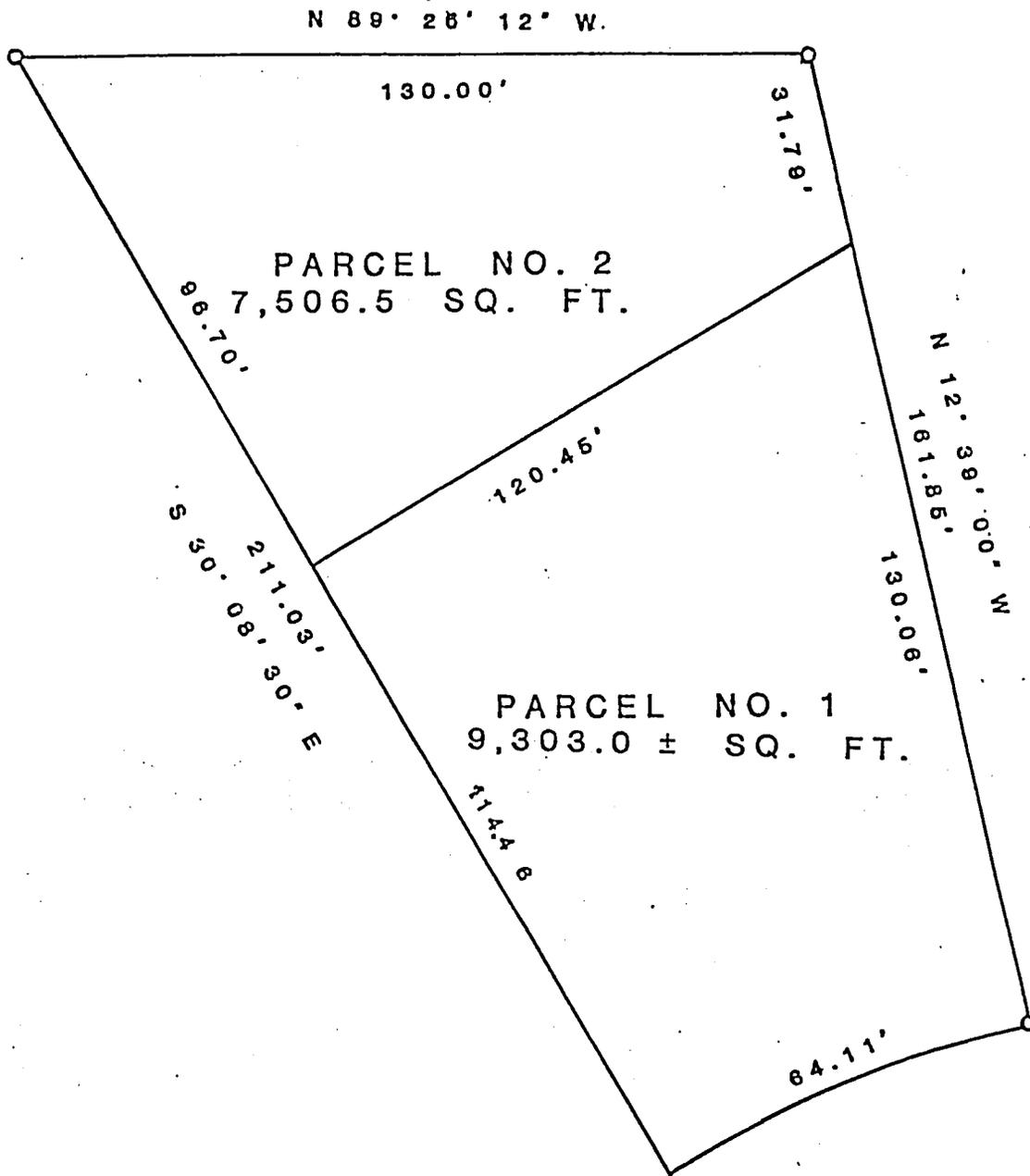
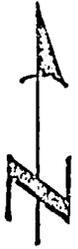
BY

DATE MARCH 26, 1984

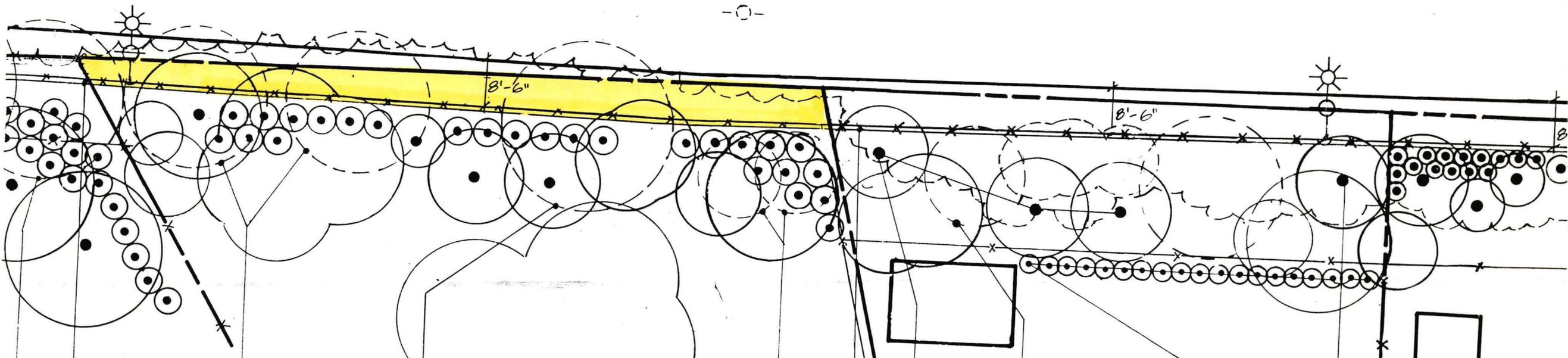
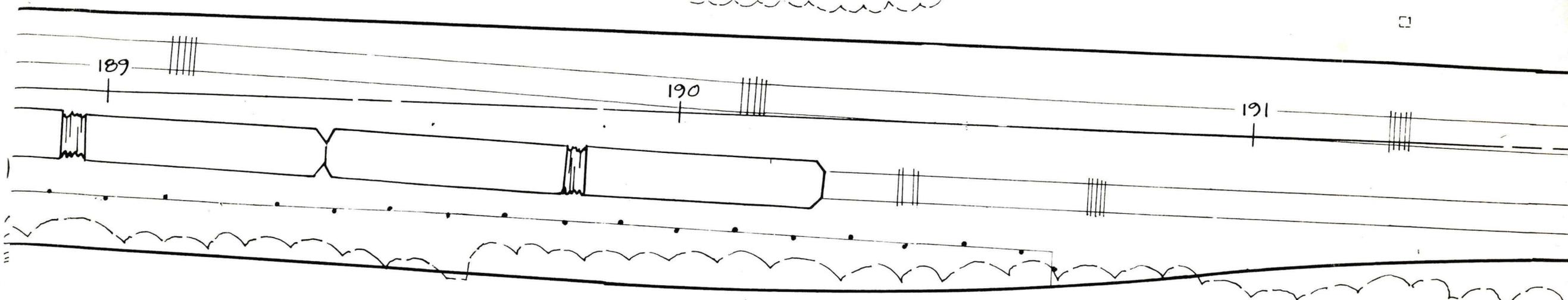


**Pettijohn  
 Engineering**  
 COMPANY INC  
 Engineers, Planners and Surveyors

PO Box 13387  
 4145 N E. Cully Blvd  
 Portland, Oregon 97213  
 Telephone (503) 282-0901  
 2800 - 156th Avenue, S E  
 Bellevue, Washington 98007  
 Telephone (206) 746-3480



PRELIMINARY SKETCH OF A MINOR LOT  
DIVISION OF LOT 4, DOGWOOD PARK



13021 SE ANKENY ST.

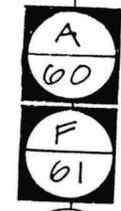
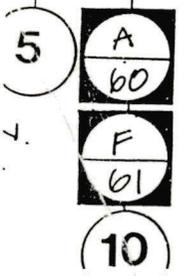
13033 SE ANKENY ST.

13045 SE

NO DRIVEWAY ON BURNSIDE

NO DRIVEWAY ON BURNSIDE

NO DRIV ON BUR



R.O.W. required for Burnside widening (L.R.T.) end

1"=20ft scale

- (b) Side Yards. Side yards shall be a minimum of ten (10) feet, on corner lots the side yard shall be a minimum of ten (10) feet on the side abutting the street.
- (c) Rear Yards. There shall be a rear yard with a minimum depth of twenty-five (25) feet to the main building.
- (d) Corner lots may have a rear yard of not less than 10'0" if the front yard is not less than 30'0" and if the side yards are not less than 20'0". [Added 1966, Ord. 618, §1]

3.623 Accessory Buildings.

Accessory buildings may be allowed if they fulfill the following requirements:

- (a) If attached to the main building or separated by a breezeway they shall fulfill the front and side yard requirements of the main building.
- (b) If detached and located behind the rear-most line of the main building, or a minimum of fifty-five (55) feet from the front lot line, whichever is greater, any one (1) story accessory building may be located adjacent to or on a rear and/or side lot line not fronting on a street when in compliance with the Building Code.

3.624 Off-Street Parking.

Two (2) automobile spaces on the lot shall be provided for each dwelling unit. [Amended 1965, Ord. 539, §1]

3.625 Height Restrictions.

Maximum height of any structure shall be two and one-half (2 1/2) stories or thirty-five (35) feet, whichever is less.

3.626 Lot Coverage.

The maximum area that may be covered by the dwelling unit and accessory buildings shall be thirty-five percent (35%) of the total area of the lot.

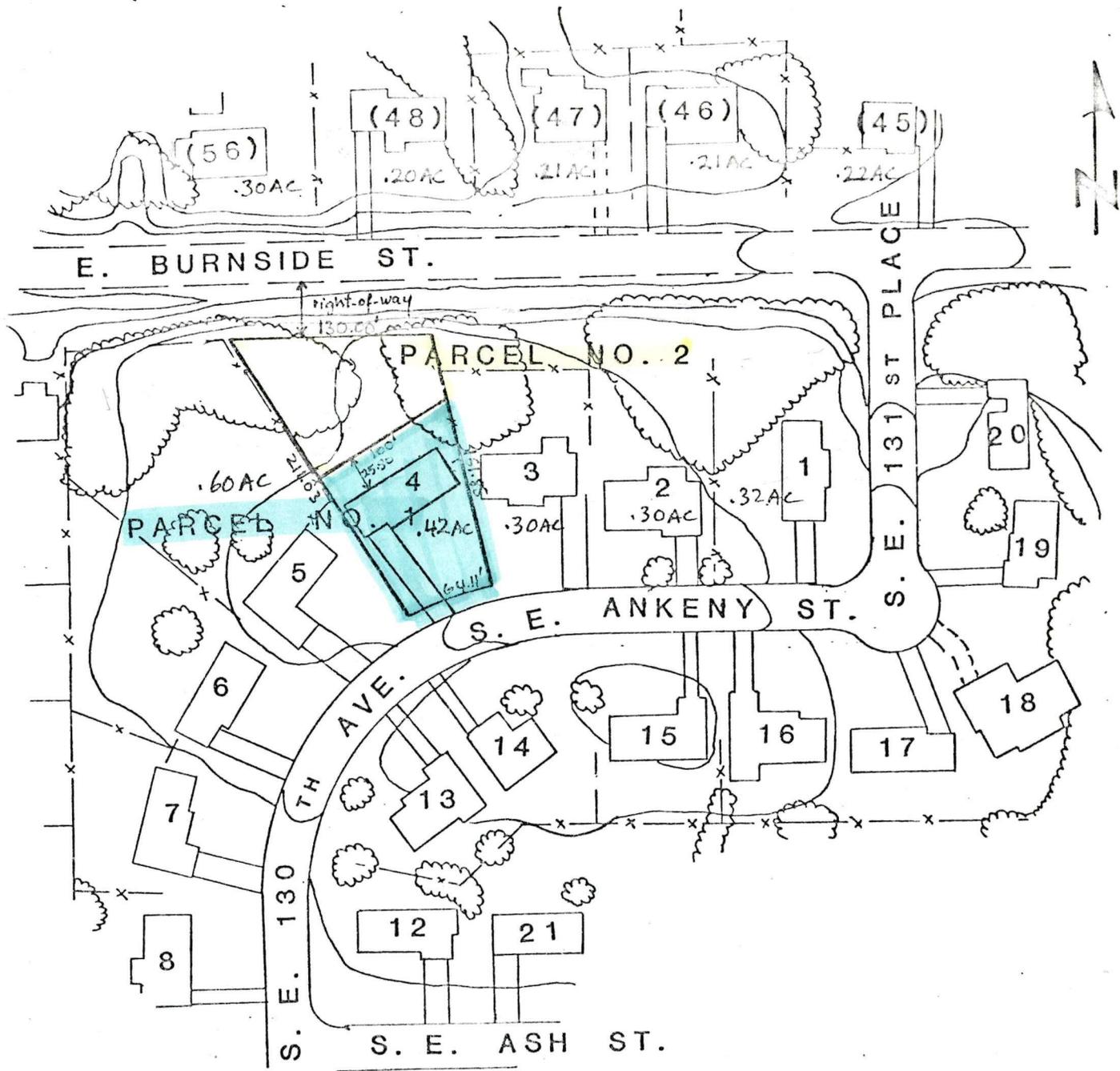
3.627 All lots in this district shall abut a street, or shall have such other access held suitable by the Hearings Council. [Amended 1975, Ord. 111, §5]

3.628 Half Streets.

The minimum front or side yards or other setbacks as stated herein, shall be increased where such yard or setback abuts a street having insufficient right-of-way width to serve the area. The Hearings Council shall determine the necessary right-of-way widths and the additional yard or setback requirements in such cases. [Amended 1975, Ord. 111, §5]



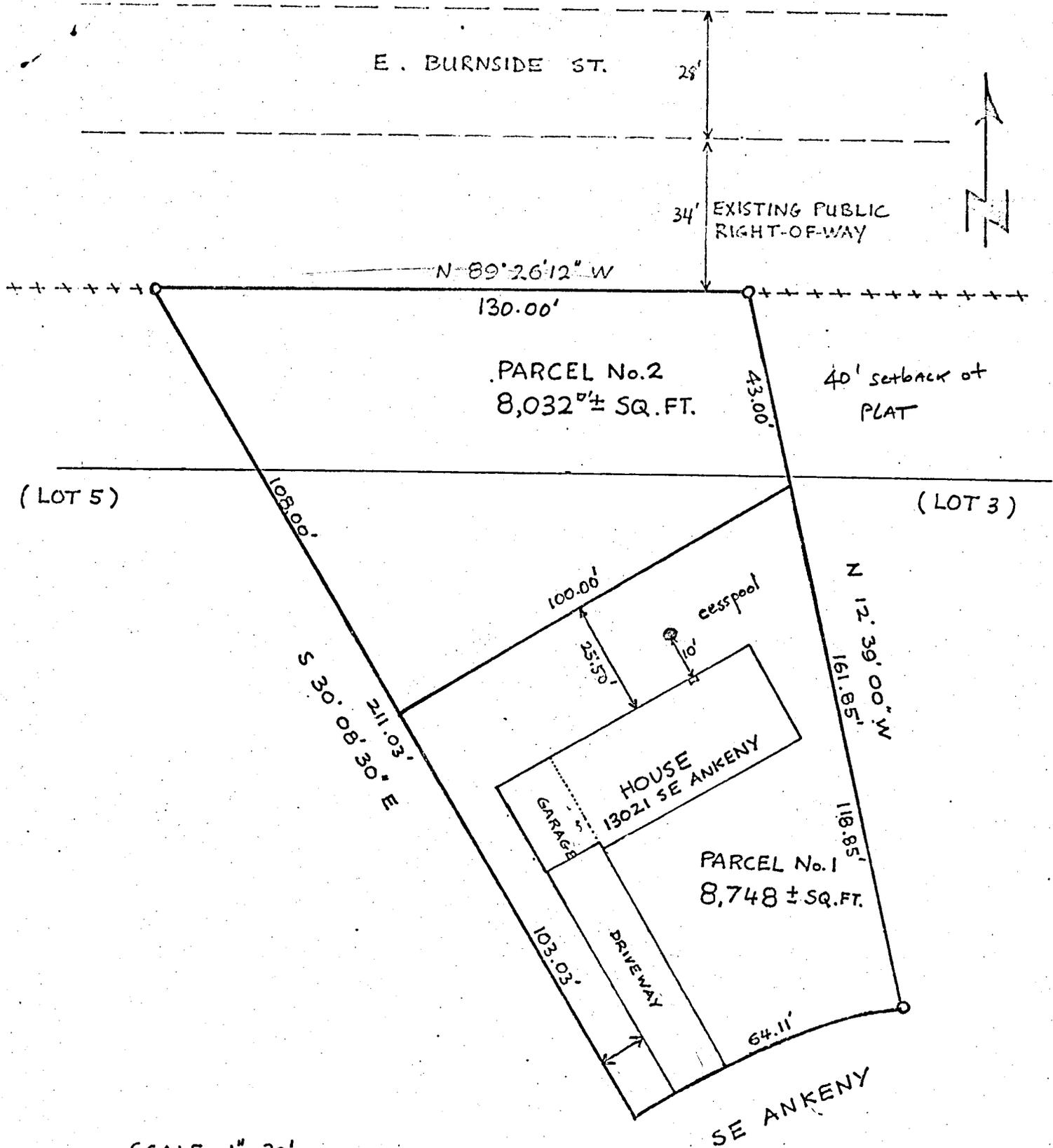
LR 7.5  
25 ft r



SCALE 1"=100'  
 APRIL 6, 1984  
 ASSESSOR'S # 3043

PERIPHERAL AREA MAP  
 MINOR LOT PARTITION  
 LOT 4 DOGWOOD PARK

S W 1/4, SEC. 35, T. 1 N, R. 2 E, W. M.,  
 MULT. CO., ORE.



SCALE 1" = 30'  
 ASSESSOR'S #3043  
 APRIL 6, 1984

**TENTATIVE PLAN MAP**  
**MINOR LOT PARTITION**  
**LOT 4 DOGWOOD PARK**

URBAN LOW-DENSITY RESIDENTIAL DISTRICT LR-7.5

11.15.2582 Area Affected

MCC .2582 through .2592 shall apply, in addition to the provisions of MCC .2472 through .2492, to those lands designated LR-7.5 on the Multnomah County Zoning Map.

11.15.2584 Uses

Except as otherwise provided in this Chapter, no building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the uses listed in MCC .2586 through .2590.

11.15.2586 Primary Uses

(A) Single-Family detached dwelling.

For the purposes of this section, more than one single-family detached dwelling may be located on a lot, provided that all of the applicable dimensional requirements of this district are met for each such dwelling and its accessory uses.

(B) Public and private conservation areas and structures for the protection of water, soil, open space, forest and wildlife resources.

11.15.2588 Uses Permitted Under Prescribed Conditions

The use permitted subject to prescribed conditions for each use are:

- (A) Accessory buildings such as garages, carports, studios, pergolas, private workshops, playhouses, private greenhouses or other similar structures related to the dwelling in design, whether attached or detached, provided:
- (1) The height or total ground floor area of accessory buildings shall not exceed the height or ground floor area of the main building on the same lot.
  - (2) If attached to the main building, an accessory building shall comply with the yard requirements of this district.
  - (3) If detached and located behind the rear-most line of the main building, or a minimum of 50 feet from the front lot line, whichever is greater, a one-story accessory building may be located adjacent to or on a rear and/or side lot line not abutting a street.

- (2) The site is a flag lot or a lot having sole access from an accessway approved under the Land Division Chapter.
- (3) Development will not increase the volume of traffic beyond the capacity of the public street serving the lot. The number of trips generated by the development shall be determined based on the average trip generation rate for the kind of development proposed as described in "Trip Generation" by the Institute of Traffic Engineers. The capacity of the street shall be determined based on the capacity described in the County Functional Classification System and Community Plan Policies No. 34 and No. 36.
- (4) Development will meet the following design standards for privacy:
  - (a) Lights from vehicles on the site and from outdoor fixtures shall not be directed or reflected onto adjacent properties. This may be accomplished by the layout of the development or by the use of sight-obscuring landscaping or fences.
  - (b) Windows of the dwelling units shall face away from windows in existing adjacent dwelling structures.
  - (c) Balconies or outdoor private spaces shall be located so there are no direct views from them to windows or private spaces of dwellings on adjacent properties.
  - (d) Active recreational use structures, such as permanent basketball or volleyball standards shall be located outside of required side yards.
- (5) The applicant shall file a plan showing existing trees of six-inch diameter measured five feet from the base of the tree and existing shrubs and hedges exceeding a height of five feet. The proposed development shall preserve these features unless they are:
  - (a) Located in the buildable portion of the lot,
  - (b) Located so as to eliminate useful solar access,
  - (c) Located in the only route by which access can be had to the site using driveways ten feet wide with a minimum of five feet of buffer on either side,
  - (d) Diseased, damaged beyond restoration, or otherwise a danger to the public, or

- (1) In the event a front yard less than the minimum has been legally established on one or both of the adjacent lots, the minimum front yard for an interior lot may be reduced to the average of the established or required adjoining front yards.
- (2) The rear yard of a corner lot may be reduced to 10 feet, provided that the front yard is not less than 30 feet and side yards are not less than 20 feet.
- (3) The maximum height for a single-family, duplex, or multi-plex dwelling on a flag lot or a lot having sole access from an accessway, private drive or easement shall be 1-1/2 stories or 25 feet, whichever is less, except that the maximum height may be 2-1/2 stories or 35 feet, whichever is less, provided:
  - (a) The proposed dwelling otherwise complies with the applicable dimensional requirements,
  - (b) A residential structure on any abutting lot either is located 50 feet or more from the nearest point of the subject dwelling, or exceeds 1-1/2 stories or 25 feet in height, and
  - (c) Windows 15 feet or more above grade shall not face dwelling unit windows or patios on any abutting lot unless the proposal includes a commitment to plant trees capable of mitigating direct views without loss of useful solar access to any dwelling unit, or that such trees exist and will be preserved.

1679

1679 352

DECLARATION OF CONDITIONS AND RESTRICTIONS OF DOGWOOD PARK ADDITION

Vincent Raschio and Olga Raschio, husband and wife  
Richard P. Wright and Dorothy H. Wright, husband and wife  
Jimmie J. Munn and Leann Z. Munn, husband and wife } To The Public

Know all men by these presents that Vincent Raschio and Olga Raschio, husband and wife, have heretofore filed for record in the Office of the County Clerk of Multnomah County, Oregon, a plat designated as Dogwood Park, which said plat was recorded on the 23rd day of July 1954 on Page 8, Book 1186 of Plats, in Multnomah County, Oregon. As part and parcel of said Dogwood Park as so filed and recorded, said Vincent Raschio and Olga Raschio desire to place restrictive covenants on and pertaining to all of the land in said Dogwood Park and therefore to accomplish that it does hereby adopt the following covenants which shall run with all of the land included in said Dogwood Park, and the same shall be binding on all parties and all persons claiming under them who may at any time hereafter own or have any interest in any of said land, until July 21, 1979, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots in said Dogwood Park affected by said restrictive covenants, it is agreed to change said covenants in whole or in part:

If said parties or persons, or any of them, or their heirs, devisees, executors, administrators, successors or assigns, shall violate or attempt to violate any of the restrictive covenants herein, it shall be lawful for any other party or person, parties, or persons, owning any real property situated in said "Dogwood Park", County of Multnomah, State of Oregon, to which said restrictive covenants apply, to prosecute any proceedings at law or in equity against such party, devisees, parties or persons and against their heirs, devisees, executors, administrators, successors and/or assigns, violating or attempting or threatening to violate any such covenants and either to prevent it, him, her or them from so doing, or to recover damages or other dues for any such violation, and any such resident or property owner shall be entitled to a decree permanently enjoining violators of the covenants and restrictions herein set forth.

Invalidation of any one of the restrictive covenants herein contained by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All lots in said Addition to which these restrictive covenants apply shall be known and designated as residential plots, no structures shall be erected, altered, placed or permitted to remain on any such plots other than one detached single-family dwelling, not to exceed two stories in height and a private garage for not more than two cars and other buildings incidental to residential use of the plot.
2. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plans showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished grounds elevation, by a committee composed of three people, Vincent Raschio, Olga Raschio and John E. Austin, or by a representative designated by a majority of the members of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said

committee, or its designated representative, fails to approve such design and location within 30 days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after July 21, 1964. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the plots in this subdivision and duly recorded appointing a representative, or representatives, in which event he shall thereafter exercise the same powers previously exercised by said committee.

- 3. No building shall be located on any residential building lot nearer than 30 feet to the front lot line, nor nearer than 15 feet to any side street line; no building, except a detached garage or other outbuilding located 50 feet or more from the front lot line, shall be located nearer than 5 feet to any side lot line.
- 4. No residential structure shall be erected or placed on any residential lot which plot has an area of less than 7500 square feet or a width of less than 65 feet at the front building setback line, and no structure of less than 1000 square feet of floor area exclusive of the garage.
- 5. No noxious or offensive trade or activity shall be carried on upon any plot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood with reference to its general residential nature.
- 6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- 7. No fence but a picket fence or ornamental iron type not more than 48 inches in height shall be placed or constructed on any of said residential plots nearer than 20 feet to the front lot line.
- 8. Until such time as public mains are available, all sewage disposal shall be by means of septic tanks or cess pools, of type and construction and outlets in accordance with recommendations of the Oregon State Board of Health.
- 9. None of the residential plots and none of the buildings on said residential plots shall be used or occupied for other than strictly residential purposes; nor shall any building, or any part thereof, or any of the said residential plots, be erected, maintained, or used for flats, apartments, stables, garages (except a garage used solely in conjunction with a dwelling house on any such plot), stores, churches, schools, or for business or manufacturing purposes of any kind, nor shall any intoxicating liquor be manufactured or sold as a beverage on any of said residential plots. All buildings shall be completed

1679 354

and painted within one year from the time construction thereof is commenced.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7 day of Sept. 1957

Vincent Maschio  
(Vincent Maschio)

Olga Maschio  
(Olga Maschio)

Richard F. Wright  
(Richard F. Wright)

Dorothy H. Wright  
(Dorothy H. Wright)

Jimmie J. Munn  
(Jimmie J. Munn)

Leann L. Munn  
(Leann L. Munn)

STATE OF OREGON, )  
                          ) ss.  
County of Multnomah.)

BE IT REMEMBERED that on this 7 day of September 1957 before me the undersigned, a Notary Public in and for said County and State, personally appeared the within named VINCENT MASCHIO and OLGA MASCHIO, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that he executed the same as his free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Arline R. Thomas  
Notary Public in and for the State of  
Oregon.  
My commission expires 3/24/57

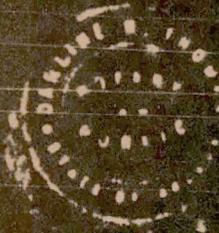


STATE OF OREGON, )  
County of Multnomah.) ss.

BOOK 1679 PAGE 355

BE IT REMEMBERED that on this 7 day of September 1958, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named RICHARD F. WRIGHT and DOROTHY H. WRIGHT, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that he executed the same as his free and voluntary act.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Arthur R. Thomas  
Notary Public in and for the State of  
Oregon.  
My commission expires 3/24/59

STATE OF OREGON, )  
County of Multnomah.) ss.

BE IT REMEMBERED that on this 7 day of September 1958, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JIMMIE J. MUMM and LEANN Z. MUMM, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that he executed the same as his free and voluntary act.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Arthur R. Thomas  
Notary Public in and for the State of  
Oregon.  
My commission expires 3/24/59

(SEAL) DOCUMENT 38744 RECORDED SEP 8 1958 11:40 AM SI COHN, County Clk.

August 13, 1984

Mr. Gary Donahue  
2405 NE Morgan Street  
Portland, OR 97211

Dear Mr. Donahue:

You have requested the installation of a second lateral to serve your property at 10737 E. Burnside Street, with the thought in mind that at some time in the future, you may wish to develop your property as commercial/residential. These two uses will require separate lines and connections for new construction and a future approved change in zoning.

In consideration of your request, I have prepared a Promissory Note for your signature prior to installation of the line, which outlines the conditions of the payment of this added service provision. The cost of installing the line as bid by the contractor is \$20 per foot. According to the County maps, this property has 65 feet of frontage thus the cost to install this line is \$1,350. Because the rest of the project will be assessed against the individual properties, you are required to "up-front" this cost so that the remainder of the District customers will not be assisting in financing this improvement which will benefit only your individual property.

This letter is to advise you that the cost you are undertaking is at your own risk and that the District assumes no responsibility for this cost if the line is never used. You have indicated a desire to subdivide the lot in the future. You should also be aware that the act of installing an additional line to serve your property in no way guarantees that the subdivision is approved, and you will be required to follow the normal County procedures to obtain this approval. Nor does this installation waive your obligation as the property owner to petition the County for subsequent land use changes that you may desire.

8/13/84

Page 2

Ltr. to: G. Donahue  
From: J. Mandt, Sew. Develop.

Additionally, the existence of a second line means that if you are successful in subdividing your lot and you wish to develop the two properties, you will be charged two connection fees at the time your property receives sewer service, and your monthly sewer user fee will be the amount that your property represents in equivalent units.

If you have other questions, please let me know. Best of luck in your attempts to develop this property to its full potential.

Sincerely,



Judi Mandt, Staff Assistant  
Sewer Development

JM:b

cc: ✓ Lorna Stickel  
Bill Whitfield  
Fred Veith

P R O M I S S O R Y   N O T E

I, \_\_\_\_\_, promise to pay to the order of the  
(print name)  
Central County Service District No. 3 of Multnomah County, Oregon, the sum of  
\$1,065.78, which is the balance due on sewer lateral construction cost to my  
property located at 10737 E. Burnside Street, and having the following legal  
description:

Payments to be made in 3 equal monthly installments will be in the amount  
of \$355.26 per month which includes interest on the declining balance at a  
rate of 9 percent per annum. Said payments to commence the 15th day of  
September, with successive payments due and payable on the 15th day of each  
month thereafter until all payments are made. This Promissory Note is for the  
period of 90 days, and is entered into by the District in consideration of a  
\$300.00 down payment made by the property owner(s) on \_\_\_\_\_,  
198 .

Should payment of this Note be made in full prior to commencement of  
monthly payments beginning September 15, 1984, interest shall not be charged  
on the \$1,050.00 balance due on the sewer connection charge.

IN WITNESS WHEREOF, this Note for payment of sewer lateral construction  
costs is freely and voluntarily entered into this \_\_\_\_\_ day of \_\_\_\_\_,  
by the undersigned, owner(s) of record of the above described property.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

Signature of authorized Multnomah County Central County Service District No. 3  
representative:

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

IN THE EVENT SUIT OF ACTION IS NECESSARY FOR THE COLLECTION OF THIS NOTE, THE  
PREVAILING PARTY SHALL BE ENTITLED TO REASONABLE ATTORNEY'S FEES AS DETERMINED  
BY THE COURT OF JURISDICTION, INCLUDING ATTORNEY'S FEES ON APPEAL.

**Multnomah County Oregon**

To Lowe

Date 10-23 Time 9:40

**WHILE YOU WERE OUT**

M: Tom Anderson

of State Hwy Dept

Phone 238-8215

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>

Message Tran Property  
on RRT-

**Multnomah County Oregon**

To John

Date 9-04 Time 11:15

**WHILE YOU WERE OUT**

M. Paul Harris

of OROT

Phone 238-8215

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>

Message We would not require  
the 40' to be used but, since it  
exceeds our current requirements we

would take it as of the position at the time  
of the plot. The intent was to prohibit  
development of 238-2525

pd-57



By:

had lots in 1457 - some changes since the need  
allows development of these two lots.

**Multnomah County, Oregon**

To Lorna

Date 5-1-86 Time 933

**WHILE YOU WERE OUT**

M Phil Webb

of \_\_\_\_\_

Phone 684 5507

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>

Message \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

pd-57



By;

*Pat*

Mr. Tom - Count Case

claims that by taking off  
the strip -

that the second lot is not  
buildable due to setback  
restrictions -

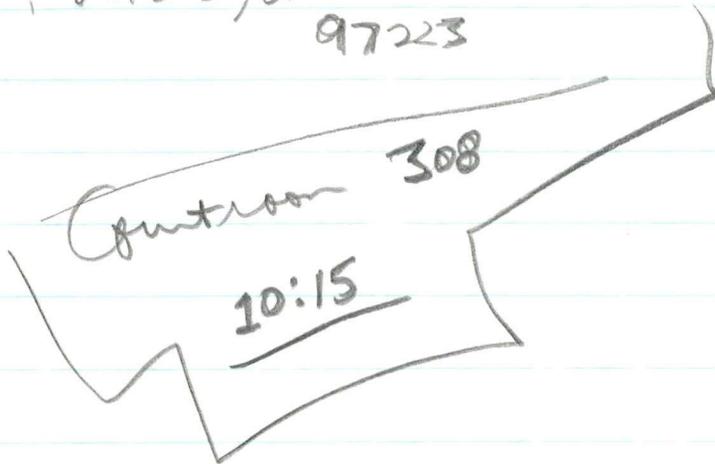
Setback is done from the old  
right away line - see my letter

Dail Webb

7150 SW Hampton #208

Portland, Ore.

97223



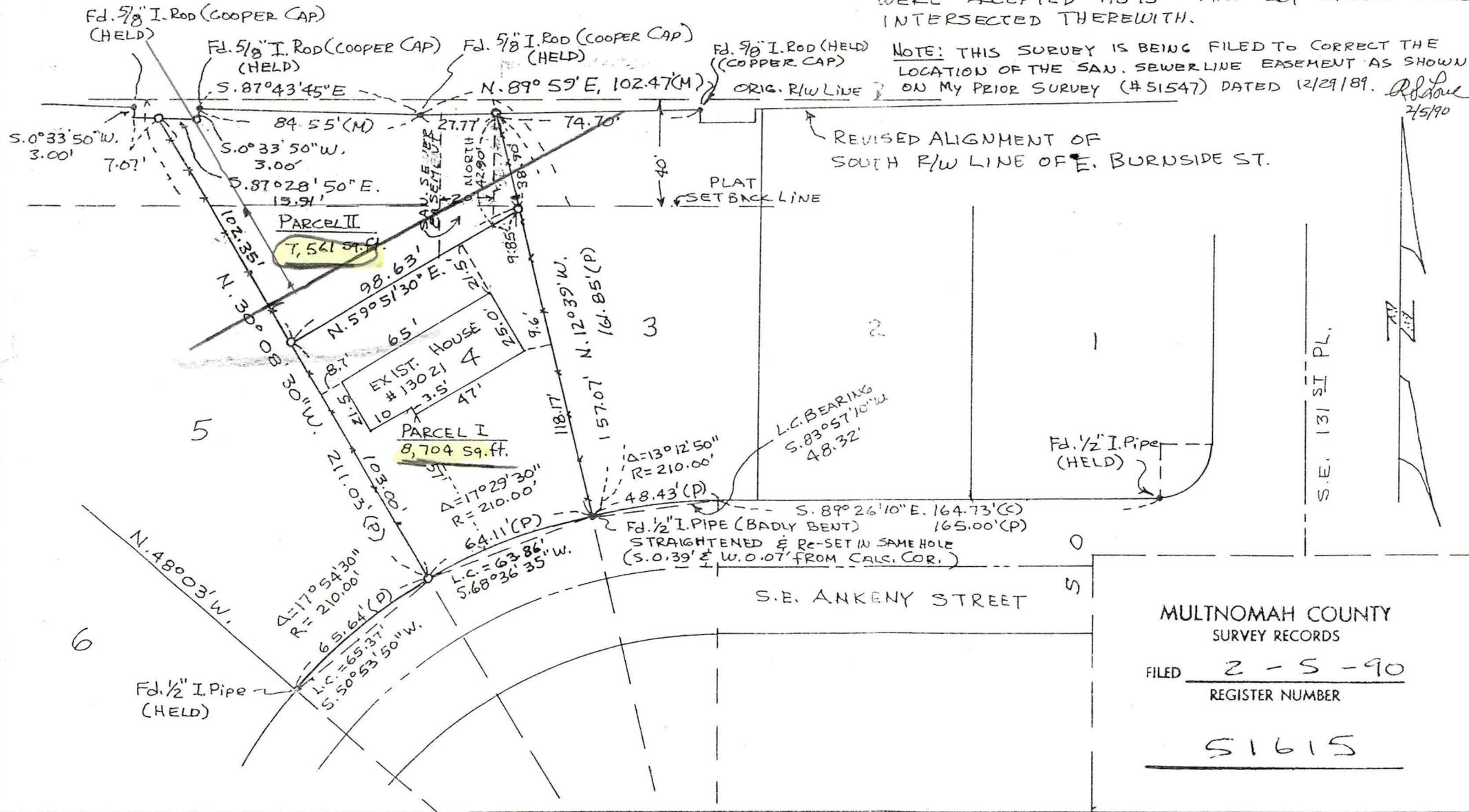
# 51615

NOTE: ACCESS TO E. BURNSIDE ST. (FOR PARCEL II) HAS BEEN APPROVED BY MULT. Co. AS PER LETTERS DATED 12/29/83 TO MR. TRAN FROM DICK SODERQUIST AND BY MEMO (405BV/6561V) DATED 9/7/89 TO DAVE PRESCOTT FROM DICK HOWARD.

## E. BURNSIDE STREET

### NARRATIVE:

BEARINGS FOR THIS SURVEY BASED ON PLAT. THE PURPOSE WAS TO PARTITION LOT 4 AS APPROVED BY MULT. Co. AS AN EXEMPT MINOR PART. MONUMENTS INDICATED AS (HELD) WERE USED TO CONTROL LOT SURVEY. MONUMENTS ALONG THE RE-ALIGNMENT SOUTH R/W LINE OF E. BURNSIDE ST. WERE ACCEPTED "AS IS" AND LOT LINES WERE INTERSECTED THEREWITH.



NOTE: THIS SURVEY IS BEING FILED TO CORRECT THE LOCATION OF THE SAN. SEWER LINE EASEMENT AS SHOWN ON MY PRIOR SURVEY (#51547) DATED 12/29/89. *R. Soderquist* 7/5/90

SCALE: 1" = 50'	DATE: 2/5/90
LOCATION: EXEMPT MINOR PARTITION LOT 4, "DOGWOOD PARK", MULT. Co., S.W. 1/4 Sec. 35, T. 1N., R. 2E., W.M. (1/4 sheet 3043)	
CLIENT: MARY TRAN	
FOUND MONUMENT AS SHOWN • O Set 5/8" iron rod with cap marked "LOVE 747" (M) Measured distance (C) Calculated data (D) Deed data (R) Record data (P) Plat data (Held) Monument of record used for control (-x-) FEUCE LIVE	
DICK LOVE LAND SURVEYS, INC. 19310 Abernethy Lane Gladstone, OR 97027-1915 Phone: (503) 656-4915	
REGISTERED OREGON LAND SURVEYOR <i>Richard S. Love</i> JULY 8, 1966 RICHARD S. LOVE 747	MULTNOMAH COUNTY SURVEY RECORDS FILED 2-5-90 REGISTER NUMBER 51615
JOB NO: 89-1420 (R)	

04 2/8/90

13-53

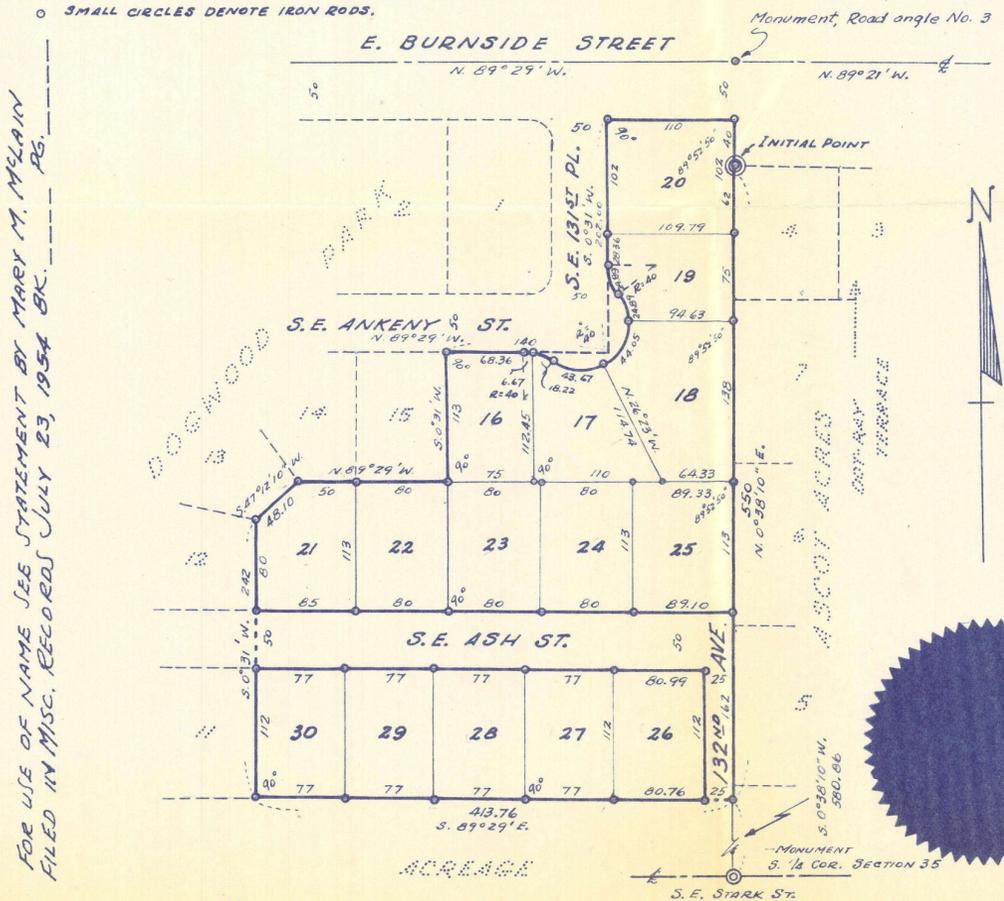
3043

38

DOGWOOD PARK

DOGWOOD PARK  
LOTS 16 THROUGH 30  
A PORTION OF  
S.E. 1/4 OF S.W. 1/4 SEC. 35, T.1N., R.2E.W.M.,  
MULTNOMAH COUNTY, OREGON  
SCALE: 1" = 100' JULY, 1954

PETTIJOHN ENGR.CO.



FOR USE OF NAME SEE STATEMENT BY MARY M. McLAIN  
FILED IN MISC. RECORDS JULY 23, 1954 BK. 16.

DEDICATION:

BE IT KNOWN THAT VINCENT RASCHIO AND OLGA RASCHIO, HUSBAND AND WIFE, DO HEREBY MAKE, ESTABLISH, AND DECLARE THE ANNEXED MAP OF DOGWOOD PARK, LOTS 16 THROUGH 30, AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, A TRUE MAP AND PLAT THEREOF, ALL THE LOTS BEING OF THE DIMENSIONS SHOWN ON SAID MAP, AND ALL STREETS, AVENUES, AND EASEMENTS OF THE WIDTHS THEREON SET FORTH, AND THE SAID VINCENT RASCHIO AND OLGA RASCHIO DO HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLIC WAY FOREVER, ALL STREETS, AVENUES, AND EASEMENTS SHOWN ON SAID MAP.

IN WITNESS WHEREOF: SAID VINCENT RASCHIO AND OLGA RASCHIO, HUSBAND AND WIFE, HAVE HEREUNTO SET THEIR HAND AND SEAL THIS 15 DAY OF July 1954.

EXECUTED IN THE PRESENCE OF US  
AS WITNESSES:

Richard G. DeBialo  
WITNESS

Vincent Raschio  
VINCENT RASCHIO

Allen J. Barr  
WITNESS

Olga Raschio  
OLGA RASCHIO

STATE OF OREGON }  
COUNTY OF MULTNOMAH } SS

BE IT REMEMBERED: THAT ON THIS 15 DAY OF July 1954, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED VINCENT RASCHIO AND OLGA RASCHIO, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

IN TESTIMONY WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Darlene R. Thomas  
NOTARY PUBLIC IN AND FOR OREGON,  
MY COMMISSION EXPIRES Mar 24 1957.

SURVEYOR'S CERTIFICATE:

I, N.W. PETTIJOHN, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF DOGWOOD PARK, LOTS 16 THROUGH 30, THAT AT THE INITIAL POINT OF SAID SURVEY THERE IS AN IRON PIPE 2 INCHES IN DIAMETER, 36 INCHES LONG, 6 INCHES BELOW GROUND SURFACE, SAID INITIAL POINT BEING LOCATED ON THE EAST LINE OF THE S.W. 1/4 OF SECTION 35, T.1N., R.2E.W.M., MULTNOMAH COUNTY, OREGON, N. 0°38'10" E. A DISTANCE OF 1130.86 FEET FROM THE S. 1/4 CORNER OF SAID SECTION 35, AND S. 0°38'10" W. A DISTANCE OF 90 FEET FROM A MONUMENT DESIGNATING ROAD ANGLE NO. 3 AT THE INTERSECTION OF SAID EAST LINE OF THE S.W. 1/4 OF SECTION 35 AND THE CENTERLINE OF BURNSIDE STREET. THE PROPERTY PLATTED IS DESCRIBED AS FOLLOWS: BEGINNING AT THE ABOVE DESCRIBED INITIAL POINT; THENCE N. 0°38'10" E. A DISTANCE OF 40 FEET TO THE SOUTH LINE OF BURNSIDE STREET; THENCE N. 89°29' W. ALONG THE SOUTH LINE OF BURNSIDE STREET A DISTANCE OF 110 FEET TO THE INTERSECTION OF THE EAST LINE OF N.E. 131 3/4 PLACE; THENCE S. 0°31' W. A DISTANCE OF 202 FEET; THENCE N. 89°29' W. A DISTANCE OF 140 FEET TO THE N.E. CORNER OF LOT 15, DOGWOOD PARK; THENCE S. 0°31' W. A DISTANCE OF 113 FEET; THENCE N. 89°29' W. A DISTANCE OF 130 FEET; THENCE S. 47°12'10" W. A DISTANCE OF 48.10 FEET; THENCE S. 0°31' W. A DISTANCE OF 242 FEET TO THE S.E. CORNER OF LOT 11, DOGWOOD PARK; THENCE S. 89°29' E. A DISTANCE OF 413.76 FEET TO THE EAST LINE OF THE S.W. 1/4 OF SAID SECTION 35; THENCE N. 0°38'10" E. A DISTANCE OF 550 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THAT THIS TRACING IS A TRUE COPY OF THE PLAT OF DOGWOOD PARK, LOTS 16 THROUGH 30.

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 15th DAY OF July 1954.

Emil Nelson  
NOTARY PUBLIC FOR OREGON,  
MY COMMISSION EXPIRES September 16 1956

APPROVED July 20 1954.  
Wiley W. Smith  
COUNTY ASSESSOR  
David A. Smith  
DEPUTY

APPROVED Si Cohn 1954.  
7-23-54  
R. Mueller  
DEPUTY

APPROVED July 20 1954.  
H. Schull  
COUNTY COMMISSIONERS

APPROVED July 20 1954.  
H. S. Swales Pres.  
CITY PLANNING COMMISSION

APPROVED July 20 1954.  
Ralph Walston  
MULTNOMAH CTY. PLANNING COMMISSION  
by Lloyd Anderson

APPROVED July 20, 1954.  
Peter W. Welch  
COUNTY SURVEYOR  
By: Donald Lewing, Deputy

APPROVED July 20 1954.  
Scott Buck  
COUNTY ROADMASTER

ALL TAXES 1953-54 AND PRIOR  
ARE PAID.  
Terry D. Schrank  
SHERIFF  
Deputy 7-20-54

NOTE-SUBDIVIDED LOT SHALL HAVE A FRONTAGE OF LESS THAN 70 FEET OR AN AREA OF LESS THAN 7500 SQUARE FEET.

7. LAND PROGRAM

	As Submitted	Staff Proposal	Av. of Surr. Property
a. Number of lots	15	15	
b. Typical lot width and depth	75 x 110'	75 x 110	
c. Typical lot area in sq.ft.	8250	8250	
d. Park area			
e. Linear feet of street	550	500 + 350' of half street	
f. Average street / lot			
g. % of area in street			
h. Maximum street gradient			

8. FIELD INSPECTION

- a. Site slopes Small slope to south  
 Contour map required ( ) Yes (  ) No
- b. Surface drainage adequate c. Floods NO
- d. Type of soil gravel base e. Views \_\_\_\_\_
- f. Existing use of tract woods
- g. Existing use of surrounding property residential, night club
- h. Approximate % of adjacent property built up 40%
- i. Type of dwellings on adjacent property \_\_\_\_\_

9. APPROVALS

- a. ( ) Telephone Co. b. ( ) Electric Co. c. ( ) Fire Marshall d. ( ) FHA  
 e. ( ) County Sanitarian f. ( ) County Roadmaster g. ( ) City Engineer  
 h. ( ) State Highway Engineer j. ( ) County Planning Commission

10. MASTER PLAN PROPOSALS

A 40' setback on Burnside Street for a future marginal access road, joining Elva Avenue on the east. However, a portion of this marginal right-of-way has been vacated since Dogwood Park was platted.

11. REMARKS

The first 15 lots of Dogwood Park were approved and platted in June of 1953 by McLain Construction Co. The remainder was held up until the owner could investigate the possibility of curving 131st Place over to the east boundary line so as to serve the deep lots facing SE 132nd Avenue. Mrs. McLain was unable to acquire the backs of these lots and sold out to Mr. Raschio.

Mr. Raschio does not favor the staff's suggested scheme because it would expose his higher priced houses to a possible lower class of buildings across the street. Five property owners on SE 133rd Ave. have signed a statement requesting a street at SE 132nd Avenue. However, they are not willing to sell but plan to build.

12. STAFF RECOMMENDATIONS

Approval of an arrangement giving access to the west end of lots facing SE 132nd Avenue.

1. SUBDIVISION

Subdivision Name Dogwood Park Zoning District Ascot  
 Street Location SE 131st Place & E. Burnside Section 35 T 1N R 2E  
 Legal Description North part of Tax Lot 11 FHA yes VA \_\_\_\_\_

2. SPONSOR, OWNER AND DESIGNER

(a) Sponsor's Name Vincent Raschio Prospective  
 Owner  Builder  Agent  Option Holder  Contract Holder  Buyer  
 Address 335 NE 113th Ave. Telephone No. LI 7117  
 (b) Name of land owner if not sponsor \_\_\_\_\_  
 Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 (c) Designer Pettijohn Eng. Co.  
 Engineer  Sponsor  FHA  Architect  Landscape Arch.  Surveyor  
 Address 4145 NE Cully Blvd. Telephone No. WE 7731  
 (d) Name of builder if not Sponsor \_\_\_\_\_

3. LAND AREA

(a) Area of Subdivision 4.2 acres  
 (b) Any adjoining land in same ownership? NO acres \_\_\_\_\_  
 (c) Any easements on subject land? NO

4. BUILDING PROGRAM

(a) Dwellings:  One family detached  \_\_\_\_\_  
 Stories 1 Bedrooms 3 Basements Yes  
 (b) Garage:  Attached  Detached  Carport  None  Driveway  
 (c) Width of dwelling: With garage 60' Without Garage 41'  
 (d) Price range including lot \$14,000--17,000--18,500  
 (e) Will dwelling be built on each lot before lot is sold? Yes

5. STREET IMPROVEMENTS AND UTILITIES PROPOSED

(a) Streets:  Blacktop  Standard  
 Curbs  Sidewalks  
 Street trees  
 (b) Water Supply:  City  Well  Water District Menlo Park  
 (c) Sanitary sewage system  Public  Septic tank  Cesspool  
 (d) Storm sewer system \_\_\_\_\_  
 (e) Electric and telephone lines:  along interior lot lines  in street  
 (f) Fire hydrants? Yes (g) Gas? NO (h) Street lighting Yes

6. PROTECTIVE COVENANTS

(a) Minimum bldg. setback 30' (d) Minimum lot width 70  
 (b) Minimum side yard 10' (e) Minimum lot area 7000  
 (c) Minimum floor area of house 1,000  
 (Screen of firs on east line)

14	3
13	4
12	5
11	6
10	7
9	8
16	1
15	2

52	21
53	20
54	19

MENLO PARK SCHOOL

56	48	47	46	45	42
0.32 Ac.	20 AC.	21 AC.	21 AC.	22 AC.	22 AC.

E. BURNSIDE

COUNTY RD. NO 1273-100

ST. EDITH AVE

11	6
10	7
9	8
16	1
15	2
14	3
13	4
12	5
11	6
10	7
9	8

24	23	22	21
25	20	19	18
26	19	18	17
27	18	17	16
28	17	16	15
29	16	15	14
30	15	14	13
31	14	13	12
32	13	12	11
33	12	11	10

DOGWOOD BUILDING LINE

PARK

SE. ANKENY ST.

ELVA AVE.

DOT-RAY TERRACE

NEEDWARD

LARSON

HILL

WILSON

LEE

HUDAK

DAWES

TRAILER COURT

16	1
15	2
14	3
13	4
12	5
11	6
10	7
9	8

25	20
26	19
27	18
28	17
29	16
30	15
31	14
32	13
33	12

SE. 130th AVE.

SE. ANKENY ST.

SE. ASH ST.

SE. 131st PLACE

SE. 132nd PLACE

SE. 133rd AVE.

16	1
15	2
14	3
13	4
12	5
11	6
10	7
9	8

28	17
29	16
30	15
31	14
32	13
33	12

AS SUGGESTED BY CITY PLANNING COMMISSION

VICINITY MAP - PLAT 13-53

SPONSOR: VINCENT RASCHIO

PORTLAND CITY PLANNING COMMISSION

JUNE 1, 1954

SCALE 1" = 100'

JOHNNY WALKER'S EL RANCHO VILLAGE

35	36
38	37
39	40

30	15
31	14
32	13
33	12

ST.

PRUNE PLACE

3043

S.W. 1/4 SEC. 35 IN-2E

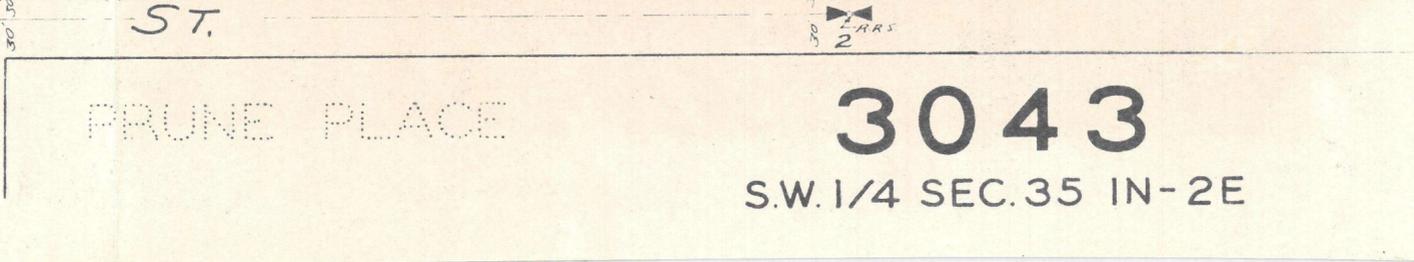
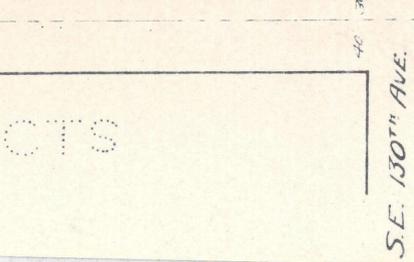
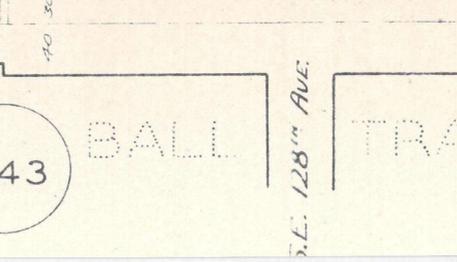
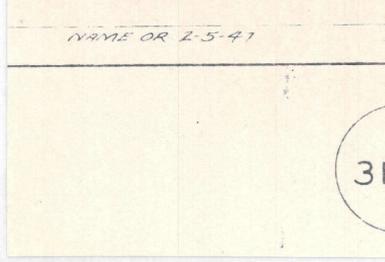
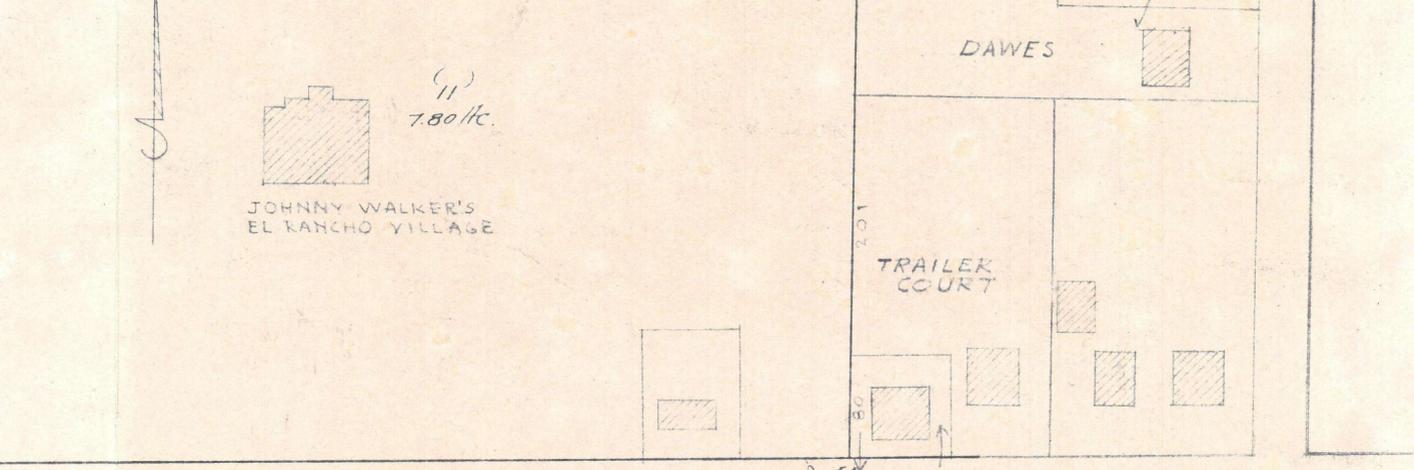
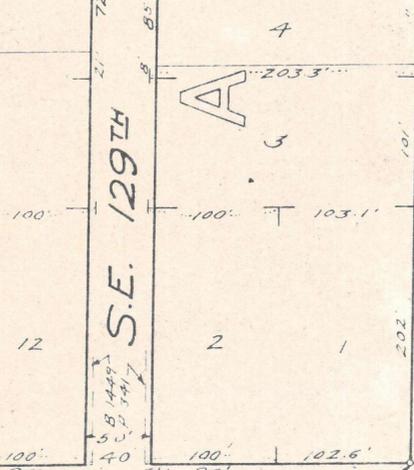
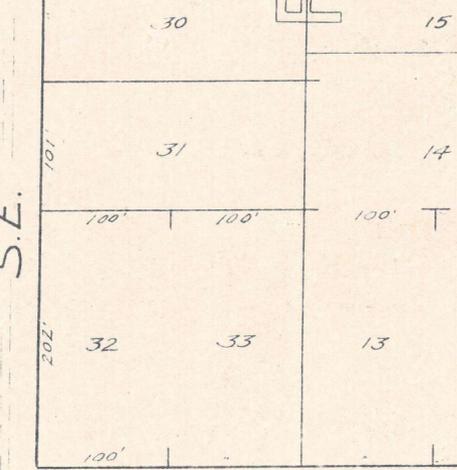
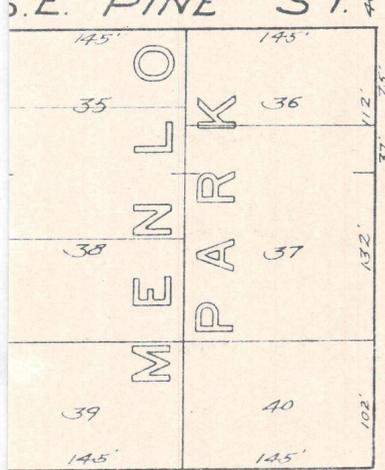
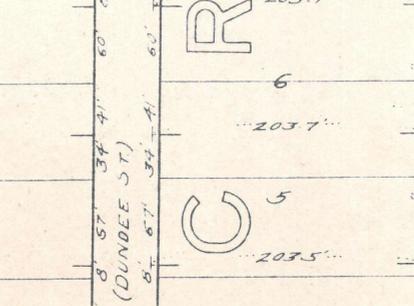
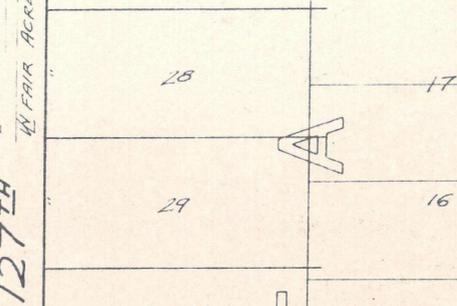
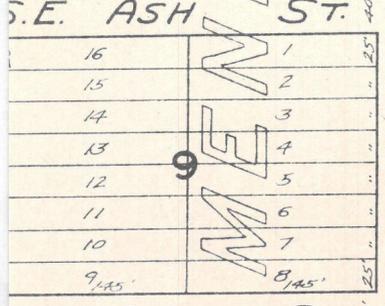
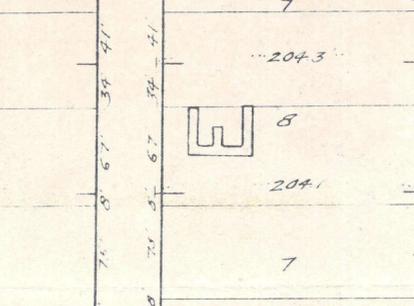
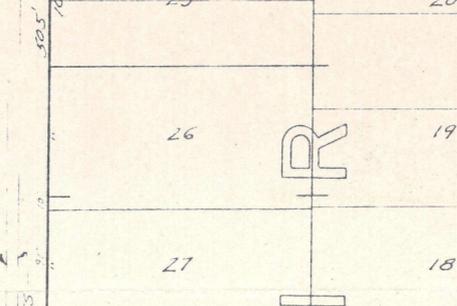
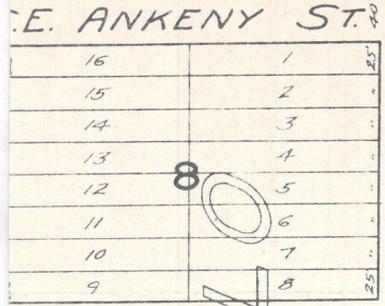
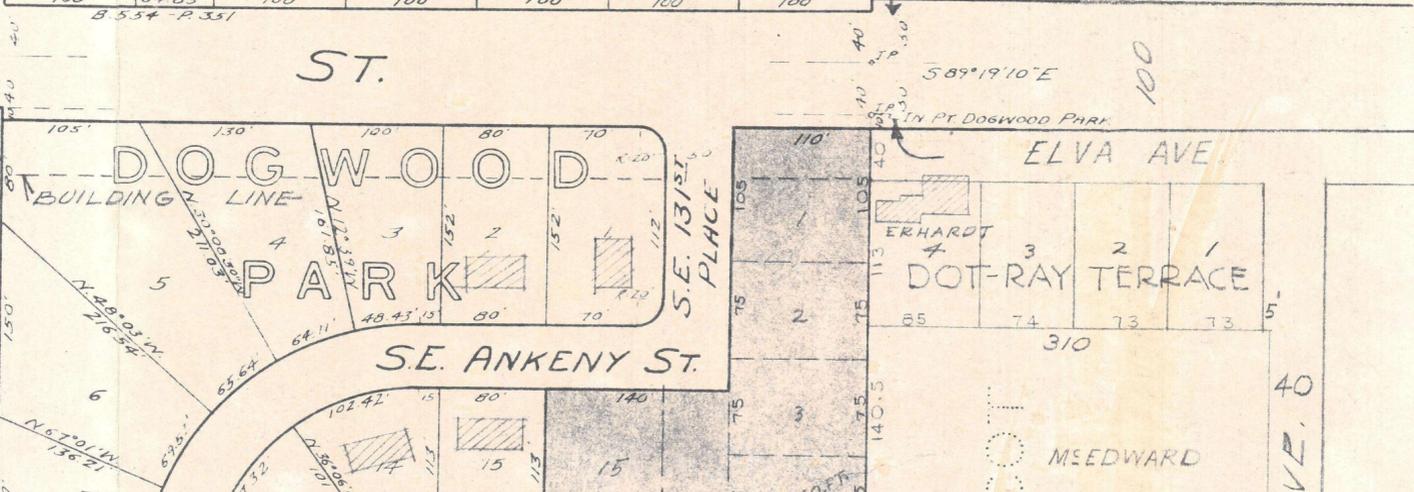
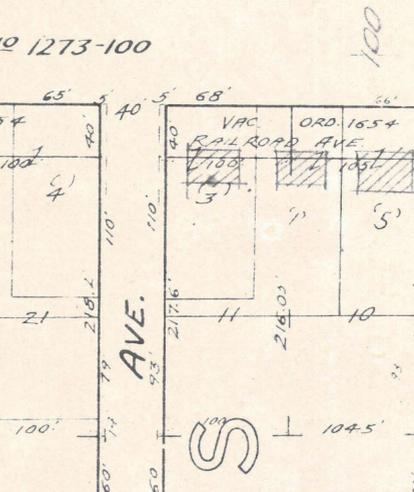
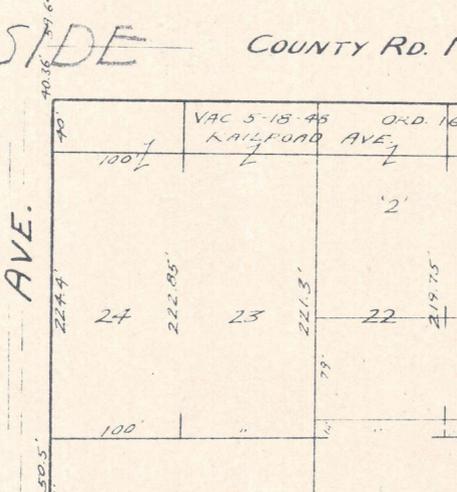
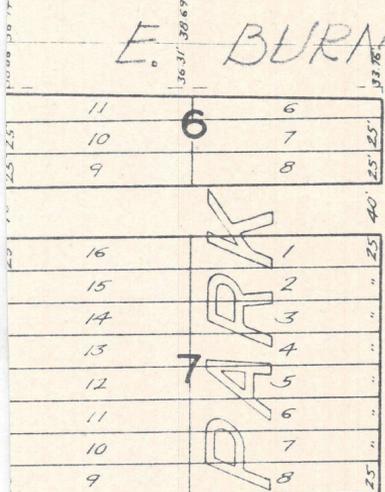
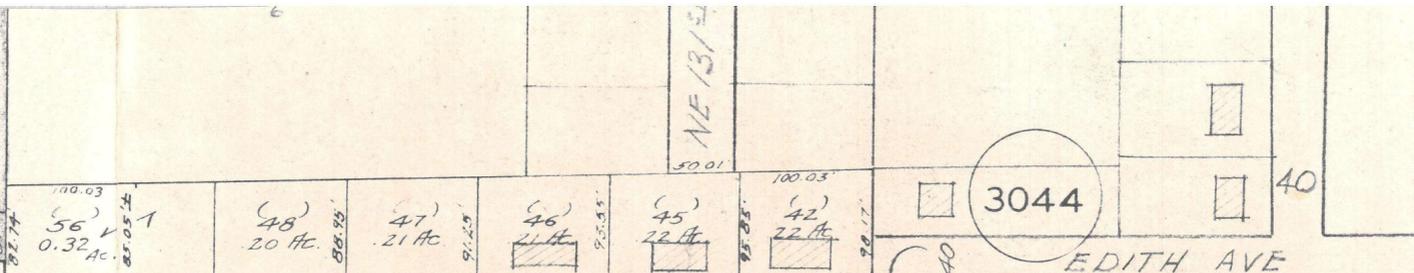
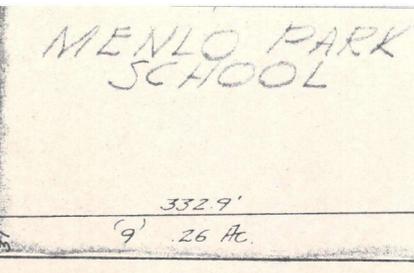
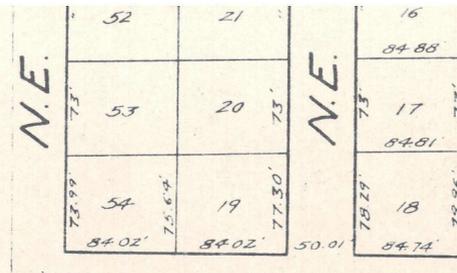
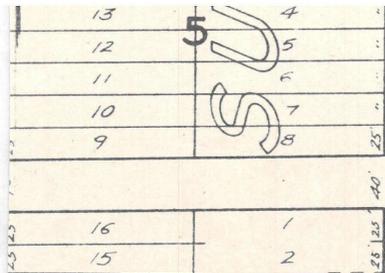
16	1
15	2

32	13
33	12

3143 BALL TRACTS

S.E. 128th AVE.

S.E. 130th AVE.



3143

BALL

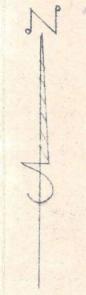
TRACTS

PRUNE PLACE

3043

S.W. 1/4 SEC. 35 IN-2E

AS REQUESTED BY SPONSOR  
VICINITY MAP-PLAT 13-53  
SPONSOR: VINCENT RASCHIO  
PORTLAND CITY PLANNING COMMISSION  
JUNE 1, 1954  
SCALE 1" = 100'



S.W. 1/4 SEC. 35 IN-2E

S.W. 1/4 SEC. 35 IN-2E

S.W. 1/4 SEC. 35 IN-2E