

Mult Co Dept of Environ Services
Land Development Section

Application for Land Division
Tentative Plan Approval (all types)

General Information - Site Identification

Site location (by street address)

12045 SW Terwilliger

Identification of total land involved.
Use Tax Roll (ie "legal") description.
(Tax lot number or Lot and Block #
plus name of existing subdivision)

Tax Lots 34, 20, & 48

Location by quarter of Section, Section,
Township, & Range ("Jeffersonian Grid")

| | |
|----|----|
| NW | NE |
| SW | SE |

quarter of Section 34
Township 1 S, Range 1, W E WM

Site size (total area of land involved)

acreage = 5.20 and/or sq ft = 226,293

Site dimensions (if rectangular in shape)

frontage = 460 ft, depth = 470 ft
(average)

Zoning classification (type of district)

existing R-30

proposed _____
(if change is being requested)

Are any other Zoning ac-
tions needed (such as _____ yes _____ no
Variances or Exceptions)? () (X)

If yes, please note particulars below:

FILE
NUMBER EMP - -

Type of
Land Div I II III (X)

Pre-Filing Conf (if req'd)

Pre-App # _____

Conf date _____

Time _____ AM _____ PM

Receipt Pre-App fee below

Application Filing Fee

(Receipt space below for
Type II or III fees only)
+ EMP

8125 34 30.00 BC
253 8125 10/04/85 30.00 TL

Description (site ident)

verified by: AE

Map references

Assessor's
"100 scale" # 4230

Assessor's
"600 scale" # 30

Zoning

area book SW

S Z M # 193

Zoning check

verified by: AE

Miscellaneous

12 JAN 82
ige

A.

GARY M. BUFORD & ASSOCIATES, INC.

415 N. STATE STREET • P.O. BOX 1531 • LAKE OSWEGO, OREGON 97034 • PHONE (503) 635-3511

• consulting engineers
• land surveyors

LEGAL DESCRIPTION
Rec. No. L1120.17
October 2, 1985

PARCEL 1
3-Lot Minor Partition
Tax Lots 20, 34 and 48 in the S.E. 1/4,
Section 34, T.1 S., R.1 E., W.M.
Multnomah County, Oregon

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)

date 04 OCT. 1985

by Irving G. Ewen
Irving G. Ewen

Land Development Section
MULT CO ENVIRON SERVICES

A parcel of land in the Southeast one-quarter of Section 34, in Township 1 South, Range 1 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows, to-wit:

Beginning at the Northeast corner of that tract of land conveyed to Frank E. Strellman, et ux, recorded January 13, 1944 in Book 883, Page 555, Deed Records of Multnomah County, said point is North $64^{\circ}10'20''$ West a distance of 107.09 feet from the most Westerly corner of Block 135, Dunthorpe, a duly recorded plat in Multnomah County; thence South $89^{\circ}55'01''$ East on the Easterly extension of said Strellman North line a distance of 1.91 feet to a point on the West right-of-way line of Southwest Terwilliger Boulevard, marked by a $5/8''$ iron rod (set), and the true point of beginning of the herein described parcel; thence North $89^{\circ}55'01''$ West along the North line of said Frank E. Strellman tract a distance of 291.91 feet to a $5/8''$ iron rod (set) at the Northwest corner of said Strellman tract; thence South $25^{\circ}30'30''$ West along the Westerly line of said Strellman tract, and the Southerly extension thereof a distance of 537.45 feet to the Southwest corner of that tract of land conveyed to Frank E. Strellman, et ux, by deed recorded September 6, 1963 in Book 2185, Page 148, Deed Records; thence North $89^{\circ}52'32''$ East along the South line of said last mentioned Strellman tract (Book 2185, Page 148) a distance of 229.78 feet to a $5/8''$ iron rod (set); thence North $14^{\circ}10'06''$ East a distance of 271.12 feet to an angle corner marked by a $5/8''$ iron rod (set); thence South $90^{\circ}00'00''$ East a distance of 290.00 feet to a point on the Westerly right-of-way line of Southwest Terwilliger Boulevard marked by a $5/8''$ iron rod (set); thence North $15^{\circ}50'30''$ West along said Westerly right-of-way line a distance of 230.00 feet to the true point of beginning.

Containing 3.121 acres (135,955 square feet), more or less.

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LEGAL DESCRIPTION
Rec. No. L1120.17
October 2, 1985

PARCEL 2
3-Lot Minor Partition
Tax Lots 20, 34 and 48 in the S.E. 1/4,
Section 34, T.1 S., R.1 E., W.M.
Multnomah County, Oregon

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)

date 04 OCT. 1985

by

Irving G. Ewen

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Land Development Section
MULT CO ENVIRON SERVICES

A parcel of land in the Southeast one-quarter of Section 34, in Township 1 South, Range 1 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows, to-wit:

Beginning at the Northeast corner of that tract of land conveyed to Frank E. Strellman, et ux, recorded January 13, 1944 in Book 883, Page 555, Deed Records of Multnomah County, said point is North 64°10'20" West a distance of 107.09 feet from the most Westerly corner of Block 135, Dunthorpe, a duly recorded plat in Multnomah County; thence South 89°55'01" East on the Easterly extension of said Strellman North line a distance of 1.91 feet to a point on the West right-of-way line of Southwest Terwilliger Boulevard, marked by a 5/8" iron rod (set); thence South 15°50'30" East a distance of 230.00 feet to the true point of beginning of the herein described parcel, marked by a 5/8" iron rod (set); thence North 90°00'00" West a distance of 290.00 feet to an angle corner marked by a 5/8" iron rod (set); thence South 14°10'06" West a distance of 271.12 feet to a point on the South line of that tract of land conveyed to Frank E. Strellman, et ux, by deed recorded September 6, 1963 in Book 2185, Page 148, Deed Records of Multnomah County; thence North 89°52'32" East along the South line of said Strellman tract a distance of 200.00 feet to an angle corner marked by a 3/4" iron pipe (found); thence North 03°15'00" West a distance of 170.36 feet to an angle corner marked by a 5/8" iron rod (set); thence North 70°00'00" East a distance of 185.41 feet to a point on the West right-of-way line of Southwest Terwilliger Boulevard marked by a 5/8" iron rod (set); thence North 15°50'30" West along said West right-of-way line a distance of 30.08 feet to the true point of beginning.

Containing 1.206 acres (52,542 square feet), more or less.

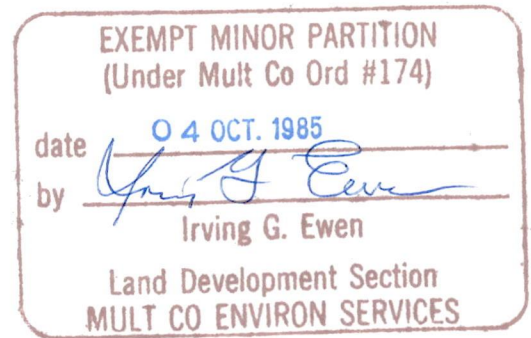
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LEGAL DESCRIPTION
Rec. No. L1120.17
October 2, 1985

PARCEL 3
3-Lot Minor Partition
Tax Lots 20, 34 and 48 in the S.E. 1/4,
Section 34, T.1 S., R.1 E., W.M.
Multnomah County, Oregon



A parcel of land in the Southeast one-quarter of Section 34, in Township 1 South, Range 1 East of the Willamette Meridian, in the County of Multnomah and State of Oregon, more particularly described as follows, to-wit:

Beginning at the Northeast corner of that tract of land conveyed to Frank E. Strellman, et ux, recorded January 13, 1944 in Book 883, Page 555, Deed Records of Multnomah County, said point is North 64°10'20" West a distance of 107.09 feet from the most Westerly corner of Block 135, Dunthorpe, a duly recorded plat in Multnomah County; thence South 89°55'01" East on the Easterly extension of said Strellman North line a distance of 1.91 feet to a point on the West right-of-way line of Southwest Terwilliger Boulevard, marked by a 5/8" iron rod (set); thence South 15°50'30" East a distance of 260.08 feet to the true point of beginning of the herein described parcel; thence South 70°00'00" West a distance of 185.41 feet to an angle corner marked by a 5/8" iron rod (set); thence South 03°15'00" East a distance of 170.36 feet to an angle corner in the South line of that tract conveyed to Frank E. Strellman, et ux, by deed recorded September 6, 1963 in Book 2185, Page 148, Deed Records of Multnomah County, marked by a 3/4" iron pipe (found); thence North 79°32'32" East along the South line of said Strellman tract and easterly extension thereof a distance of 223.05 feet to a point on the West right-of-way line of Southwest Terwilliger Boulevard marked by a 5/8" iron rod (set); thence North 15°50'30" West along said West right-of-way line a distance of 200.63 feet to the true point of beginning.

Containing 0.859 acres (37,400 square feet), more or less.

NARRATIVE:

PURPOSE OF SURVEY:

MONUMENT BOUNDARY AND THREE PARCELS
CREATED BY MINOR PARTITION OF
PROPERTY SHOWN ON ANNEXED MAP.
MONUMENTS SET JUNE, 1985

SURVEY CREW:

L. ANDERSON, J. DOWELL,
T. SMITH

INSTRUMENTS USED:

WILD T-16 THEODOLITE
SER. NO. 216563

WILD DI3S DISTOMAT
SER. NO. 34602

REFERENCE SURVEYS:

PS 12788
PS 17804
PS 19779
PS 34815
PS 47366
PS 47811

FB 672, PG.12,13,
MULTNOMAH COUNTY ROAD
SURVEY RECORDS

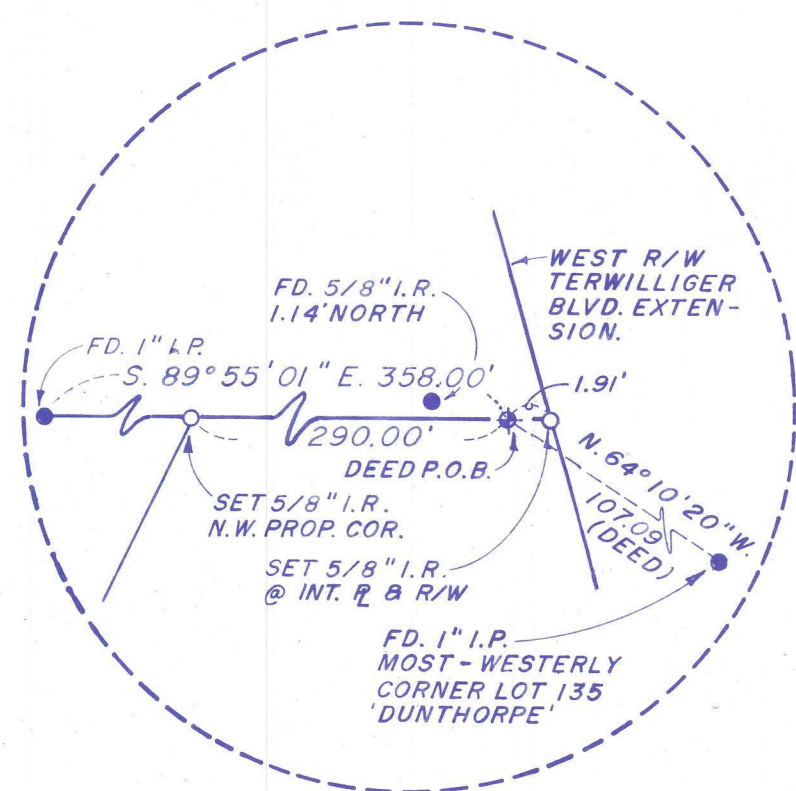
B-4/1 MULTNOMAH COUNTY
ROAD SURVEY MAP

MAP OF "DUNTHORPE BLOCKS
90 TO 141 INCLUSIVE"

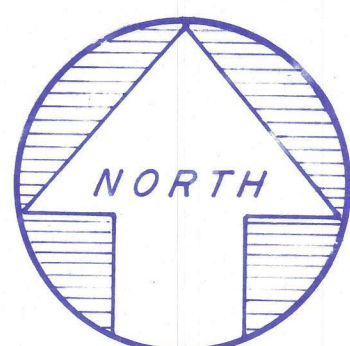
REFERENCE DEEDS:

BOOK 571, PAGE 536;
BOOK 576, PAGE 345;
BOOK 614, PAGE 244;
BOOK 843, PAGE 554;
BOOK 883, PAGE 555;
BOOK 1050, PAGE 51;
BOOK 1585, PAGE 156;
BOOK 1692, PAGE 1337;
BOOK 2185, PAGE 148;
BOOK 2185, PAGE 277

1. IRON PIPE AT NORTHEAST PROPERTY CORNER IS MISSING. DEED FOR PROPERTY STATES IRON PIPE IS "NORTH 64°10'20" WEST 107.09' FROM THE MOST WESTERLY CORNER OF LOT 135 DUNTHORPE AS PLATTED.
2. FOUND ORIGINAL IRON PIPE MARKING MOST WESTERLY CORNER OF LOT 135. REESTABLISHED DEED POINT OF BEGINNING AT RECORD BEARING AND DISTANCE FROM SAID IRON PIPE.
3. SET IRON ROD AT EASTERLY EXTENSION OF NORTH PROPERTY LINE ON TERWILLIGER BLVD RIGHT-OF-WAY. COUNTY SURVEY RECORDS FOR ALIGNMENT OF TERWILLIGER BLVD EXTENSION SHOWS NO TIE NOR IMPLIES THAT FOUND IRON PIPE AT CORNER OF LOT 135 IS ON EAST RIGHT-OF-WAY OF TERWILLIGER BLVD. IRON PIPE WAS FOUND TO BE 38.16' FROM CENTERLINE OF TERWILLIGER BLVD AS MONUMENTED. RELATIONSHIP BETWEEN DEED CALLS FROM MOST WESTERLY CORNER OF LOT 135, DUNTHORPE, TO NORTHEAST CORNER OF SUBJECT PROPERTY AND THE WEST RIGHT-OF-WAY OF TERWILLIGER BLVD IS SHOWN IN DETAIL, THIS SHEET.
4. FOUND AND HELD OLD 1" IRON PIPE AT SOUTHEAST CORNER OF BOOK 1050, PAGE 51 FOR THE EXTENSION OF NORTH PROPERTY LINE OF SUBJECT PROPERTY. SET A 5/8" IRON ROD AT RECORD DISTANCE FROM DEED POINT OF BEGINNING AT NORTHEAST CORNER.
5. FOUND AND HELD ORIGINAL MONUMENTS AS SHOWN FOR SOUTH PROPERTY LINE. ESTABLISHED SOUTHWEST PROPERTY CORNER FROM RECORD ANGLE AND DISTANCE OF PS 19779, LAST SURVEY OF RECORD TO TIE ORIGINAL UNRECORDED IRON PIPE.



DETAIL
N.T.S.



SCALE IN FEET
50 0 50

LEGEND

- - DENOTES 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "BUFORD AND ASSOC. PLS 1148"
- - DENOTES MONUMENT FOUND
- ◆ - DENOTES DEED POINT OF BEGINNING

EXEMPT MINOR PARTITION
(Under Mult Co Ord #174)
date 04 OCT. 1985
by Irving G. Ewen
Land Development Section
MULT CO ENVIRON SERVICES

REGISTERED
PROFESSIONAL
LAND SURVEYOR
GARY M. BUFORD
1148

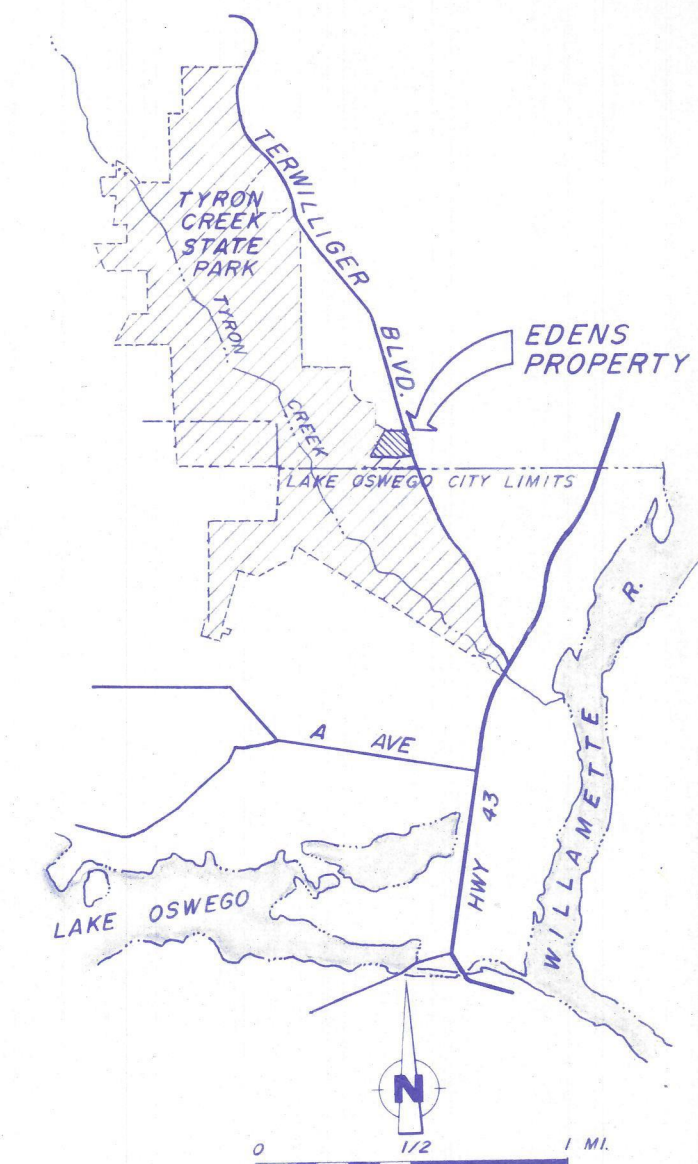
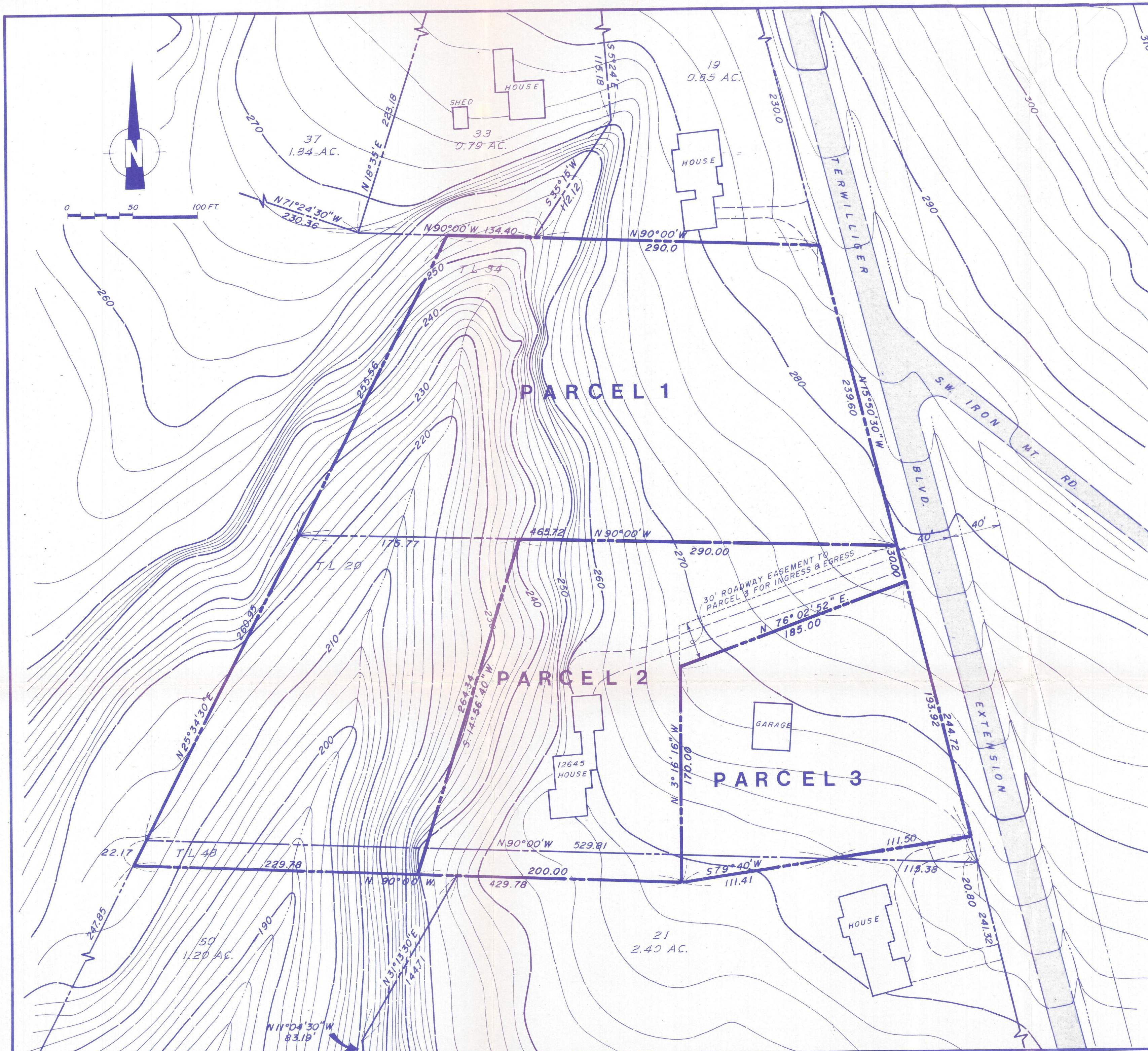
DATE : MAY 10, 1985
DESIGNED : G.M. BUFORD
DRAWN : B.T. SMITH
SCALE : AS SHOWN
RECORD NO. : L. 1120.12

CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS
GARY M. BUFORD & ASSOCIATES, INC.
P.O. BOX 1531
LAKE OSWEGO, OREGON 97034
415 N. STATE STREET
(503) 635-3511

PREPARED FOR:
GEORGE E. EDENS
309 10TH STREET, LAKE OSWEGO, ORE. 97034

SURVEY AND FINAL PARTITION MAP
BOUNDARY & MINOR PARTITION
TAX LOTS 20, 34 & 48, IN THE S.E. 1/4 SECTION 34, T.1S., R.1E., W.M. MULT.CO., ORE.

SHEET
OF: 1



LAND DIVISION DATA

PROPERTY: TAX LOTS 20, 34 & 48 IN THE S.E. 1/4, SECTION 34, T.1S., R.1E., W.M., MULTNOMAH COUNTY, ORE. (MAP NO. 4230)

LAND AREA: 5.20 ACRES; (226,293 SQ. FT.)

ZONING: R 30 SINGLE FAMILY RESIDENTIAL

NUMBER OF LOTS 3

PARCEL AREA: PARCEL 1 - 138,879 SQ. FT. 3.188 ACRES

PARCEL 2 - 50,685 SQ. FT. 1.163 ACRES

PARCEL 3 - 36,729 SQ. FT. 0.843 ACRES

OWNER / APPLICANT: GEORGE E. EDENS
 309 10TH STREET
 LAKE OSWEGO, OREGON 97034
 (503) 636-6298

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY M. BUFORD
 1148

CHECKED : G.M.B.
 DRAWN : M.K.B.T.S.
 DATE : 8/3/84
 SCALE : 1"=50'
 REC. NO. : L1120,22

CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS
GARY M. BUFORD & ASSOCIATES, INC.
 P.O. BOX 1531
 LAKE OSWEGO, OREGON 97034
 415 N. STATE STREET
 (503) 635-3511

PREPARED FOR:
GEORGE E. EDENS
 309 10TH STREET
 LAKE OSWEGO, OREGON 97034

TENTATIVE PLAN
3 LOT MINOR PARTITION
 TAX LOTS 20, 34 & 48, IN THE S.E. 1/4 SECTION 34, T.1S., R.1E., W.M., MULTNOMAH COUNTY, OREGON

SHEET 1
 OF 1

GARY M. BUFORD & ASSOC., INC.

PHONE (503) 351-1111

415 N. STATE STREET

LAKE OSWEGO, OREGON 97034

No 1224

Oct. 3, 1985

24-201/230

PAY
TO THE
ORDER OF

Multnomah County

\$30.00

The sum of \$30 and 00/100

DOLLARS



Lake Oswego Office

PACIFIC WESTERN BANK

P.O. Box 549

Lake Oswego, Oregon 97034

EMP. of TL 34, 20, & 48 (Map 4230)

⑈00001224⑈ ⑆123002011⑆ 38 10688 6⑈

DETACH AND RETAIN THIS STATEMENT

THE ATTACHED CHECK IS IN PAYMENT OF FEES DESCRIBED BELOW

IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED

| DATE | DESCRIPTION | AMOUNT |
|------|--|--------|
| | Exempt Minor Partition Filing Fee Rec. No. L1120.22 | |

GARY M. BUFORD & ASSOC., INC.

EMP on 1/4 Sec 4230

TL 34, 20, & 48

Thank You
MULTNOMAH
COUNTY PERMITS

6125 34 30.00 SL
253 6125 10/04/85 30.00 TL

6125 30.00 CTS

6125 .000006

253 6125 10/04/85 5

GARY M. BUFORD & ASSOCIATES, INC.

415 N. STATE STREET • P.O. BOX 1531 • LAKE OSWEGO, OREGON 97034 • PHONE (503) 635-3511

• consulting engineers
• land surveyors

October 2, 1985

Rec. No. L1120.22

Mr. Irving G. Ewen
Associate Planner
Planning and Development
Multnomah County
2115 S.E. Morrison Street
Portland, Oregon 97214

RE: 3-Lot Exempt Minor Partition
Tax Lots 20, 34 and 48 (Map 4230)
S.E. 1/4, Sec. 34, T.1 S., R.1 E., W.M.
Multnomah County, Oregon

Dear Mr. Ewen:

This will confirm our discussion this date concerning the subject exempt minor partition. Accordingly, I am providing the following items for your review, approval, and validation for recordation with Multnomah County.

1. Three (3) prints of the survey and final partition map for the subject exempt minor partition.
2. Three (3) copies each of legal descriptions for the three parcels, Parcel 1, Parcel 2, and Parcel 3 of the subject exempt minor partition.
3. Three (3) prints of the tentative plan for the 3-lot minor partition which was reviewed by you on April 5, 1985 and determined to be an exempt minor partition.
4. Our check no. 1224 in the amount of \$30.00 as filing fee for final review and approval by your office.

It is my understanding you will review the above documents to recheck the partition maps to verify the parcels meet minimum requirements to qualify as "exempt", and further processing is as follows.

1. Your office will retain one (1) copy of each item for file purposes.
2. The remaining two (2) sets of items will be stamped, dated, and signed before being returned to the applicant for further processing by Multnomah County.

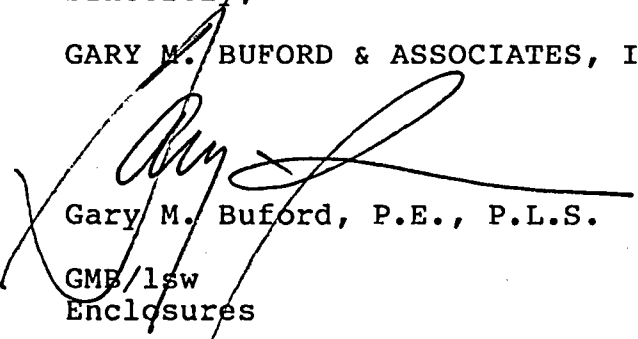
Mr. Irving G. Ewen
October 2, 1985
Page Two

Processing of these two sets of documents are then the responsibility of the applicant in accordance with procedure set forth within the summary instruction sheet for exempt minor partitions information for applicant as provided by your office.

If you have any questions concerning the enclosed documents, please let me know.

Sincerely,

GARY M. BUFORD & ASSOCIATES, INC.



Gary M. Buford, P.E., P.L.S.

GMB/lsw
Enclosures

cc: George E. Edens, 309 10th Street, Lake Oswego, OR 97034