

6-11-91

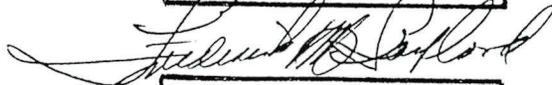
GAYLORD LAND SURVEYING
15000 S.E. LINDEN LANE
MILWAUKIE OREGON 97267

OCTOBER 19, 1987

PARCEL 1

BEGINNING AT AN IRON ROD AS SET FOR THE DIVISION LINE BETWEEN THE NORTH ONE HALF AND THE SOUTH ONE HALF OF LOT 7 BLOCK 3, "GAMMANS", IN THE SOUTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 15, T1S, R2E, W.M., CITY OF PORTLAND, MULTNOMAH COUNTY OREGON, BY GAYLORD LAND SURVEYING IN A PRIVATE SURVEY DATED OCTOBER 19, 1987; THENCE S 87-28-45 W 139.94 FEET TO AN IRON ROD ON THE WEST LINE OF LOT 7; THENCE N 0-00-20 W 70.00 FEET TO THE NORTHWEST CORNER OF LOT 7; THENCE N 87-28-45 E 139.95 FEET TO THE NORTHEAST CORNER OF LOT 7; THENCE SOUTH 70.00 FEET TO THE IRON ROD AT THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. CONTAINING 9787 SQUARE FEET MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 17, 1970
FREDERICK M. GAYLORD
929

Legal Descriptions
Page 1 of 2

EX 227

EXEMPT MINOR PARTITION

BY Miriam Hecht
DATE 10/27/87

BUREAU OF PLANNING
CITY OF PORTLAND

3541

GAYLORD LAND SURVEYING
15000 S.E. LINDEN LANE
MILWAUKIE OREGON 97267

OCTOBER 19, 1987

PARCEL 2

BEGINNING AT AN IRON ROD AS SET FOR THE DIVISION LINE BETWEEN THE NORTH ONE HALF AND THE SOUTH ONE HALF OF LOT 7 BLOCK 3, "GAMMANS", IN THE SOUTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 15, T1S, R2E, W.M., CITY OF PORTLAND, MULTNOMAH COUNTY OREGON, BY GAYLORD LAND SURVEYING IN A PRIVATE SURVEY DATED OCTOBER 19, 1987; THENCE S 87-28-45 W 139.94 FEET TO AN IRON ROD ON THE WEST LINE OF LOT 7; THENCE S 0-00-20 E 70.00 FEET TO THE SOUTHWEST CORNER OF LOT 7; THENCE CONTINUING ALONG THE WEST LINE OF LOT 8 S 0-00-20 E 70.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE HALF OF LOT 8; THENCE N 87-28-45 E 139.93 FEET TO SOUTHEAST CORNER OF THE SAID NORTH ONE HALF OF LOT 8; THENCE NORTH 70.00 FEET TO THE NORTHEAST CORNER OF LOT 8 AND THE SOUTHEAST CORNER OF LOT 7; THENCE NORTH 70.00 FEET TO THE IRON ROD AT THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. CONTAINING 19,574 SQUARE FEET MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Frederick M. Gaylord

OREGON
JULY 17, 1970
FREDERICK M. GAYLORD
929

EX 227

Legals

pg. 2 of 2



APPLICATION FOR LAND DIVISION
(Subdivision or Partition)
(To be filled out and submitted in duplicate)

SUBMIT TO:
PERMIT CENTER--PLANNING AND ZONING
First Floor, 1120 S.W. Fifth Ave.
Portland, OR 97204-1992
Phone: (503) 766-7310

RECEIVED
AUG 10 1987
BUREAU OF PLANNING

I hereby apply for the following land division: City of Portland
Minor Bureau of Planning

MP 61-87 EX 227
H.A. JOB R

- PARTITION (Minor Land Division) = \$75 (3 lots or less, no street created)
- PARTITION (Major Land Division) = \$200 (3 lots or less, street created)
- SUBDIVISION (Minor Land Division) = \$75 (4 through 10 lots, no street created)
- SUBDIVISION (Major Land Division) = \$200* (11 or more lots, OR) (4 or more lots, street created)

* Plus additional fee of \$12.50 per lot after first three lots, on major subdivisions only.

- TWO COPIES OF THIS FORM AND APPROPRIATE CHECKSHEET --- IF P.U.D., USE CONDITIONAL-USE FORM.
- COPIES OF TENTATIVE PLANS: EIGHT COPIES FOR SUBDIVISIONS--FIVE COPIES FOR PARTITIONS.
- ONE COPY OF A WRITTEN STATEMENT OF THE GENERAL PROGRAM AND OBJECTIVES OF THE PROJECT.
- ONE COPY OF THE PRE-APPLICATION CONFERENCE SUMMARY or proof of participation.
- FILING FEE--Amount will vary depending upon the type of land division requested--if by check or money order, payable to CITY TREASURER.

Legal description of property (as shown on County Tax Assessor's records. Please give Lot(s)-Block-Addition --OR-- Tax Lot(s)-Township-Range. Please do not attach a metes and bounds description in place of these lot numbers).

LOT 7 BLOCK 3 GAMMANS ADDITION + N 1/2 of Lot 8
NW 1/4 SEC 15 T1S R1E W1M (MAP 3541) (Tax Assessor's Account Numbers) B-30310-0950

Does the owner of this site ALSO OWN ANY ADJACENT PROPERTY? If YES, give legal description. (Tax Assessor's Account Numbers)

Frontage/Street Address: 5233 SE 109th PORTLAND SITE SIZE: 140 X 140 Map No: 3541

Near (cross street): BETWEEN MITCHELL ST & HAROLD ST NO. OF LOTS: 2 PROPOSED Zone(s): LR 7

THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND ALL PROPERTY OWNERS, whose NAMES, ADDRESSES AND TELEPHONE NUMBERS MUST BE LISTED. If signatures are provided on a separate sheet, that sheet must also include the legal description of the property and a description of the proposal. This information will be verified with the county tax assessor and must be accurate and complete. If the owners listed do not appear on the assessor's roll, a copy of a deed or contract of sale, showing date, book and page of recording, must be submitted. All information listed must be submitted to consider this a qualified application.

DESIGNER/REP/SPONSOR (PRINT) BUSINESS NAME (IF ANY) MAILING ADDRESS/ZIPCODE DAYTIME PHONE

SIGNATURE(S) OF ALL OWNERS PRINT ALL NAMES MAILING ADDRESS/ZIPCODE DAYTIME PHONE

Connie Balderston CONNIE BALDERSTON 5233 SE 109th 760-4786

ENGINEER/SURVEYOR (PRINT) BUSINESS NAME (IF ANY) MAILING ADDRESS/ZIPCODE DAYTIME PHONE

FREDERICK GAYLORD GAYLORD LAND SURVEYORS 15000 SE LINCOLN LN 654-1492

***** FOR OFFICE USE ONLY *****

Permit Center Check/by/date _____ Ownership Check/by/date OK-8-17-87

RECEIPT NO. _____ PL (16.00 EACH FOR BASIC FEE 100 (2 LOTS)* 30 TOTAL FEE 130

BUREAU OF PLANNING

LOT INFORMATION CHECKSHEET

EX 227

TO BE USED FOR MINOR PARTITIONS (Minor Land Divisions) ONLY 87

CITY OF PORTLAND

APPLICANT: COMPLETE TOP PORTION OF THIS FORM AND SUBMIT IN DUPLICATE WITH APPLICATION FORMS

	AREA	WIDTH	DEPTH
Code-required minimum	<u>7000</u> square feet	_____ feet	_____ feet
Parcel 1 measurements	<u>9787</u> 7800 square feet	<u>70</u> feet	<u>140-</u> feet
Parcel 2 measurements	<u>4200</u> ¹⁹⁵⁷⁴ square feet	<u>140</u> feet	<u>140</u> feet
Parcel 3 measurements	_____ square feet	_____ feet	_____ feet

VARIANCES GRANTED OR PENDING _____

***** FOR OFFICE USE ONLY *****

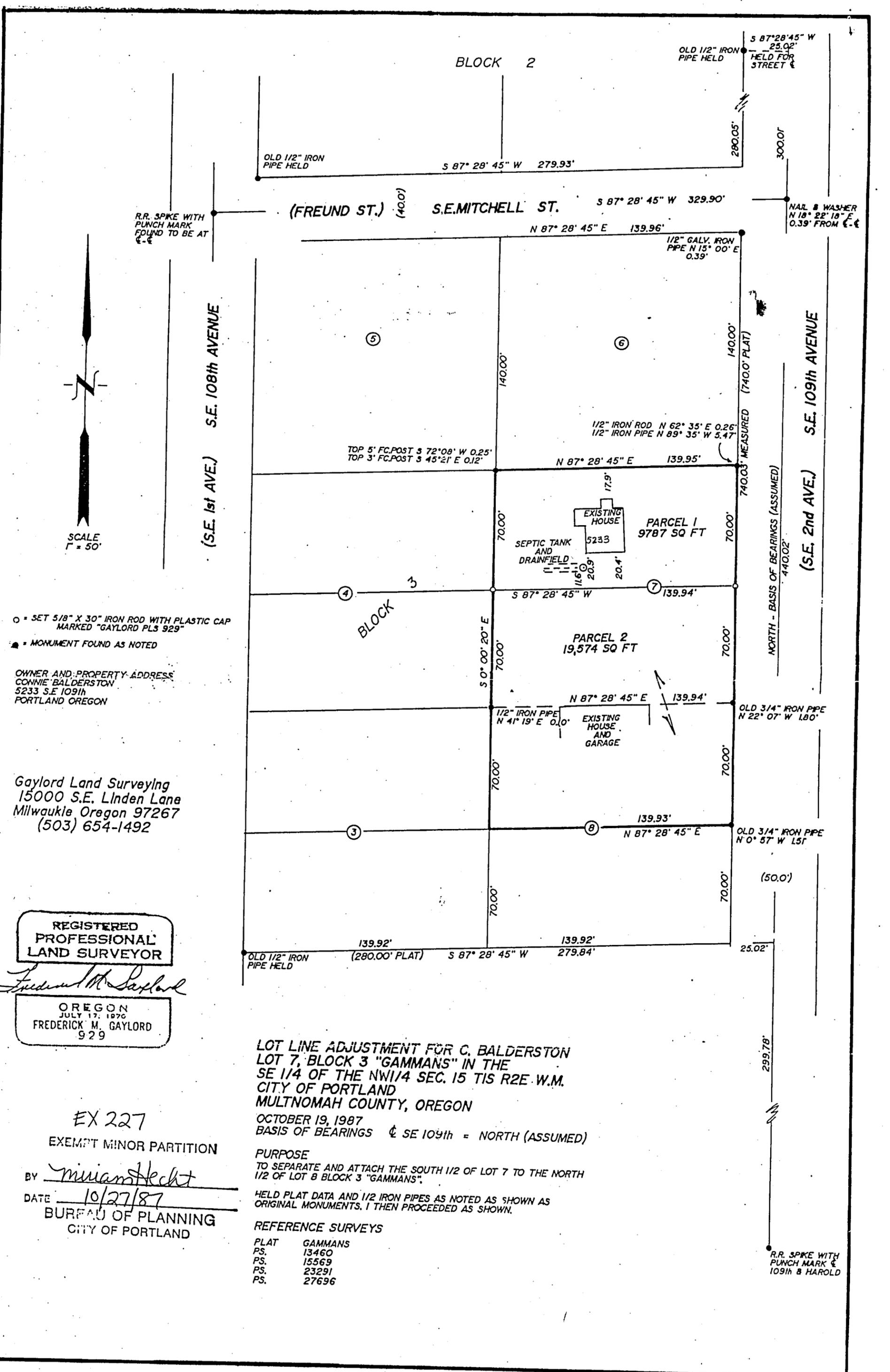
Steps toward approval:

1. _____ Conformance with comprehensive plan
2. _____ Conformance with land suitability principles of 34.50.090
3. _____ Conformance with design standards of 34.60.030
4. _____ Continuation of existing principal streets not eliminated or made impractical
5. _____ Access to adjacent property not eliminated or made impractical
- 6a. _____ Water _____
- 6b. SH Sanitary sewage system available or can be provided _____
- 6c. SH Storm drainage system ON SITE PER PLBC DIV. APPROVAL.
7. gy City Engineer has no objection Street Waiver req'd.

BUREAU OF PLANNING APPROVAL

By Miriam Trekt DATE 10/27/87

THE APPROVED PARTITION IS NULL AND VOID IF NOT RECORDED WITH THE COUNTY RECORDING OFFICER WITHIN 90 DAYS OF THE DATE OF APPROVAL.



R.R. SPIKE WITH PUNCH MARK FOUND TO BE AT 6-6



SCALE 1" = 50'

- = SET 5/8" X 30" IRON ROD WITH PLASTIC CAP MARKED "GAYLORD PL 3 929"
- = MONUMENT FOUND AS NOTED

OWNER AND PROPERTY ADDRESS
 CONNIE BALDERSTON
 5233 S.E. 109th
 PORTLAND OREGON

Gaylord Land Surveying
 15000 S.E. Linden Lane
 Milwaukie Oregon 97267
 (503) 654-1492

REGISTERED PROFESSIONAL LAND SURVEYOR

Frederick M. Gaylord

OREGON
 JULY 17, 1970
 FREDERICK M. GAYLORD
 929

LOT LINE ADJUSTMENT FOR C. BALDERSTON
 LOT 7, BLOCK 3 "GAMMANS" IN THE
 SE 1/4 OF THE NW 1/4 SEC. 15 T1S R2E W.M.
 CITY OF PORTLAND
 MULTNOMAH COUNTY, OREGON

OCTOBER 19, 1987
 BASIS OF BEARINGS & SE 109th = NORTH (ASSUMED)

PURPOSE
 TO SEPARATE AND ATTACH THE SOUTH 1/2 OF LOT 7 TO THE NORTH 1/2 OF LOT 8 BLOCK 3 "GAMMANS".

HELD PLAT DATA AND 1/2 IRON PIPES AS NOTED AS SHOWN AS ORIGINAL MONUMENTS. I THEN PROCEEDED AS SHOWN.

REFERENCE SURVEYS

PLAT	GAMMANS
PS.	13460
PS.	15569
PS.	23291
PS.	27696

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 EXEMPT MINOR PARTITION
 BY Miriam Hecht
 DATE 10/27/87
 BUREAU OF PLANNING
 CITY OF PORTLAND

R.R. SPIKE WITH PUNCH MARK & 109th & HAROLD