



Land Use and Transportation Program
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LOT CONSOLIDATION REPORT

T1-07-044

November 9, 2007

The property owners, James B. & Shige Pohlman have proposed to consolidate two existing lots and one non-permitted parcel into a single parcel through the Multnomah County Code Consolidation Process contained in MCC 33.7794. The following described properties are involved in the consolidation:

Property No. 1: Township 2 North, Range 2 West, Section 25, Tax Lot 300

Property No. 2: Township 2 North, Range 2 West, Section 25AD, Tax Lot 2300

The applicant, James B. Pohlman has submitted the required information that includes a title report, copies of the deeds for the parcel and lots to be consolidated, a map showing the proposed consolidation, and an affidavit signed by the property owners James B. & Shige Pohlman, verifying that they have the authority to consolidate the parcel and two lots into a single parcel.

MCC 33.7794(A)(2)(a) specifies that Planning Director shall verify that:

- 1. The subject parcels are in the same ownership and there is no ownership or financing obstacles to completing the consolidation;**
- 2. The parcels to be consolidated are either existing Lots of Record or the act of consolidation will correct a past unlawful land division;**

A Statutory Warranty Deed was recorded on August 20, 2007 which transferred to Lots 33 & 34, Block 5, Ingleview (Tax Lot 2300, 2N2W25AD) to James B. Pohlman & Shige Pohlman. A Quitclaim Deed recorded on October 02, 2003 transfers the area known as Tax Lot 300, 2N2W25 to James B & Shige Pohlman. In addition, the Division of Assessment & Taxation lists James B. & Shige Pohlman as the property owners of these two tax lots.

Tax Lot 2300, 2N2WAD consists of two legal lots. In 1909, the Ingleview Subdivision was recorded in Multnomah County creating Lots 33 & 34, Block 5. These two lots remain in their original configuration. Pursuant to MCC 33.2275(A)(2), Lots 33 & 34, Block 5 Ingleview are aggregated into a single Lot of Record as they were owned in Trust by US National Bank for the estate of Violet Gerspach on February 20, 1990.

Tax Lot 300, 2N2W25 consists of a 19.51 acre parcel which at present is not in its legal configuration. At the time this property was created in 1978, the zoning for the area required a minimum lot size of 20 acres & have road frontage onto Cornelius Pass Road or have its access easement review and approved by the County. Since the property is less than 20 acres, it does not qualify as a Lot of Record.

The proposed consolidation of Lots 33 & 34, Block 5, Ingleview Subdivision with the area contained in Tax Lot 300, 2N2W25 will create a single lawful parcel. To consolidate these properties, the property owners, James B. & Shige Pohlman must record a One Parcel Partition in accordance with ORS 92. To finish the consolidation, the Pohlman's need to follow the procedures given in the enclosed "Applicant's Instructions for Finishing a Land Division" (attached). In addition, they need to provide to their surveyor the enclosed "Surveyor's Instructions for Finishing a Land Division" (attached) which provides instructions for drafting required materials.

1. Before the final plat is submitted to the Multnomah County Surveyor's Office, two (2) copies of the plat are to be filed with the Planning Director. Within 10 business days of filing, the Director will determine whether the plat complies with this report.

Issued by:

Signed: Lisa Estrin, Planner
For: Karen Schilling - Planning Director

Date: Friday, November 9, 2007