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LOT CONSOLIDATION REPORT

Case File: T1-2020-13040

Request: The applicant, Kathryn Strebin Collins proposes to consolidate two properties into a single parcel through the Multnomah County Code (MCC) Consolidation Process contained in MCC 39.9200 Consolidation of Parcels and Lots

The following described properties are involved in the consolidation:

Property 1: 29101 SE Lusted Road, Gresham
Tax Lot 300, Township 1 South, Range 4 East, Section 18BA, W.M.
Alternate Account #R994180080 Property ID #R341995

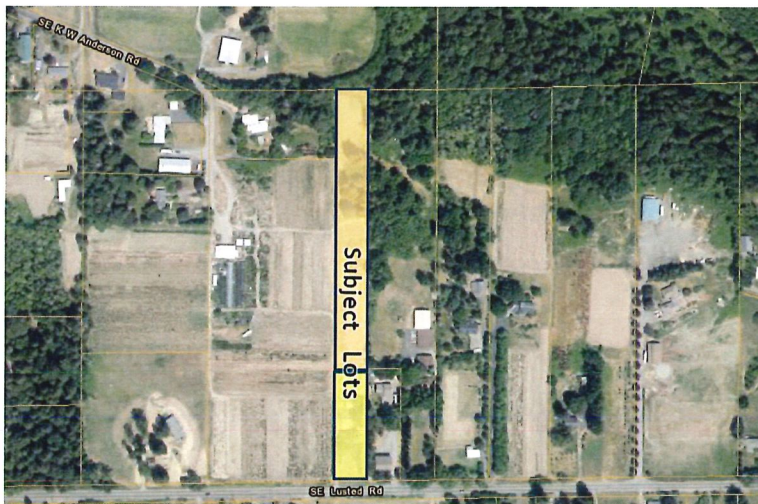
Property 2: Address not assigned
Tax Lot 400, Township 1 South, Range 4 East, Section 18BA, W.M.
Alternate Account #R994181160 Property ID #R342088

Base Zone: Multiple Use Agriculture – 20 (MUA-20)

Overlays: Significant Environmental Concern – wildlife habitat (SEC-h), Geologic Hazards (GH)

Vicinity Map

N↑



Issued by:

By:



Chris Liu, Planner

For: Carol Johnson, AICP
Planning Director

Date: Monday, March 16, 2020

The applicant, Kathryn Strebin Collins, on behalf of property owner Mildred Strebin Trust 2019, submitted the required information, which includes a property description (Exhibit A.9) describing a unit of land consolidated into one parcel from the two units of land consisting of Tax Lots 300 and 400, Township 1 South, Range 4 East, Section 18BA (Exhibit A.6 & A.8). These two units of land will be consolidated into a single parcel.

ORDINANCE REQUIREMENTS:

MCC 39.9200(C)(1)(b) specifies that the Planning Director shall verify the following:

- 1. The subject parcels are in the same ownership and there are 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;**

Staff: The subject parcels are in the same ownership and staff is unaware of any ownership or financing obstacles that would prevent completing the consolidation of these two units of land into a single parcel. As described in land use case no. T2-2020-12865, the consolidated parcel consisting of Tax Lot 300 and 400 is a single Lot of Record. The County Land Use Planning Division approves the Lot Consolidation application.

TO FINISH THE LOT CONSOLIDATION PROCESS:

To finish the Lot Consolidation, the property owner must complete the following steps:

- 1. Prior to parcel consolidation, the applicant shall submit the draft deed with the metes and bounds description attached as Exhibit A.9 for planning staff to review.**
- 2. Once the new metes and bounds description is approved by Land Use Planning, the property owner shall record a deed with the new metes and bounds description attached as Exhibit A with the County Recorder.**
- 3. Upon recordation of the parcel consolidation via a deed with attachment "Exhibit A" (Exhibit A.9) the submitted metes and bounds description with the County Recorder, the property owners shall submit a copy of the recorded deed to County Land Use Planning to document completion of this process.**

EXHIBITS:

'A' Applicant's Exhibits

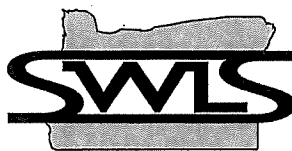
'B' Staff Exhibits

'C' Procedural Exhibits

Exhibits with a "*" after the exhibit # have been included and reduced to a size of 8.5" x 11" as part of the mailed decision. All other exhibits are available for review in Case File T1-2020-13040 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	General Application Form	03.03.2020
A.2	1	Copy of T1-2020-12861 Case Withdraw Letter	03.03.2020

A.3	2	Trust Transfer Deed recorded on 01.08.2020 as instrument no. 2020-002241	03.03.2020
A.4	2	Trust Transfer Deed recorded on 01.08.2020 as instrument no. 2020-002242	03.03.2020
A.5	4	Title Report for 29101 SE Lusted Road.	03.03.2020
A.6	1	Warranty Deed recorded on June 29, 1970 in Book 740, Page 37	03.03.2020
A.7	3	Title Report for 1S4E18BA -00400	03.03.2020
A.8	1	Warranty Deed recorded on September 15, 1970 in Book 751, Page 608	03.03.2020
A.9	1	A metes and bound legal description that will combine the two properties when filed with a deed	03.06.2020
A.10	1	Tax Map for 1S4E18BA	03.06.2020
'B'	#	Staff Exhibits	Date
B.1	2	Department of Assessment, Records and Taxation (DART): Property Information for 1S4E18BA -00300	03.03.2020
B.2	2	Department of Assessment, Records and Taxation (DART): Property Information for 1S4E18BA -00400	03.03.2020
'C'	#	Procedural Exhibits	Date
C.1	1	Complete Letter	03.06.2020
C.2	3	Lot Consolidation Report	03.16.2020



STATEWIDE LAND SURVEYING INC.

MAR 06 2020

EXHIBIT "A"

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF MULTNOMAH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CONCRETE MONUMENT WITH CEMENTED BRASS CAP, SAID MONUMENT BEING THE NORTH QUARTER CORNER OF SAID SECTION 18;

THENCE NORTH 89° 19' 33" WEST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 220.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PETER S. DONALD AND VALERIE E. DONALD BY INSTRUMENT RECORDED OCTOBER 29, 2015 IN DOCUMENT NO. 2015-133604 OF DEED RECORDS, MULTNOMAH COUNTY, OREGON;

THENCE SOUTH 1° 09' 12" WEST A DISTANCE OF 897.25 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PETER AND GERTRUDE RESARE (HUSBAND AND WIFE) BY INSTRUMENT RECORDED SEPTEMBER 16, 1959, IN BOOK 1974, PAGE 520, OF DEED RECORDS, MULTNOMAH COUNTY, OREGON, ALSO BEING THE NORTHWEST CORNER OF A TRACT CONVEYED TO H. V. BELKNAP AND ANNE H. BELKNAP, HUSBAND AND WIFE, BY DEED RECORDED MARCH 29, 1946, IN DEED BOOK 1034, PAGE 59, DEED RECORDS, MULTNOMAH COUNTY, OREGON;

THENCE SOUTH TRACING THE WEST LINE OF SAID BELKNAP TRACT, 405 FEET TO THE SOUTHWEST CORNER OF SAID BELKNAP TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID RESARE TRACT;

THENCE WEST TRACING THE SOUTH LINE OF SAID RESARE TRACT, 110 FEET TO THE SOUTHWEST CORNER OF SAID RESARE TRACT, ALSO BEING A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO RICHARD L. ALM BY INSTRUMENT RECORDED JANUARY 28, 1988, IN BOOK 2076, PAGE 148, OF DEED RECORDS, MULTNOMAH COUNTY, OREGON;

THENCE NORTH ALONG SAID RICHARD L. ALM EAST LINE, 405 FEET TO THE NORTHWEST CORNER OF SAID RESARE TRACT;

THENCE CONTINUING ALONG SAID ALM EAST LINE, NORTH 1° 09' 12" EAST A DISTANCE OF 677.04 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RICHARD L. AND GLENDA S. ALM (HUSBAND AND WIFE) BY INSTRUMENT RECORDED MAY 18, 1964, IN BOOK 43, PAGE 496, OF DEED RECORDS, OF MULTNOMAH COUNTY, OREGON;

THENCE CONTINUING NORTH 1° 09' 12" EAST ALONG THE EAST LINE OF SAID RICHARD L. AND GLENDA S. ALM TRACT A DISTANCE OF 221.50 FEET TO THE NORTH LINE OF SAID SECTION 18;

THENCE SOUTH 89° 19' 33" EAST ALONG SAID SECTION LINE A DISTANCE OF 110.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

EXCEPT THE SOUTH 30 FEET IN PUBLIC ROAD NO. 695;

SUBJECT TO A 33 FOOT EASEMENT TO THE CITY OF PORTLAND FOR BULL RUN PIPE LINE.

